

Response to Comments

**Environmental Impact Evaluation
for the
Proposed Litchfield Judicial District Courthouse
at Torrington
Torrington, Connecticut**

DPW Project No. BI-JD-239

Prepared for:
State of Connecticut
Judicial Branch
Sponsoring Agency

State of Connecticut
Department of Public Works
Participating Agency

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1 Introduction

This document provides responses to comments received on the Environmental Impact Evaluation (EIE) for the Proposed Litchfield Judicial District Courthouse at Torrington, Torrington, CT, dated November 8, 2005, as required under the Connecticut Environmental Policy Act (CEPA).

1.1 Project History

In November 2005, an Environmental Impact Evaluation was issued for the proposed Litchfield Judicial Courthouse at Torrington project. Notice of the EIE availability and the date of the public hearing was posted on the Council on Environmental Quality's Environmental Monitor website beginning on November 8, 2005 (Attachment C). A notice was also published in the Republican-American and the Litchfield Enquirer for three consecutive weeks (Attachment C).

A public hearing on the EIE was held on December 14, 2005 at 7pm at the Torrington City Hall. A project overview and major findings were presented at this time and comments from the public were heard and recorded by a stenographer. Transcripts from the public hearing are provided in Attachment E.

Fifteen individuals provided oral comments at the public hearing. Written comments were received from 26 individuals, either at the public hearing or via fax, email, or mail during the public comment period. Several of the written comments provided at the public hearing were copies of the oral testimony presented by specific individuals.

2 Written Comments and Responses

2.1 Summary

Comment letters were received on the EIE for the period between November 8, 2005 and December 23, 2005. The majority of the comments were received after the public hearing. A copy of each letter is included in Attachment F of this document. Comment letters were reviewed, coded, and comments noted. Each comment requiring a response was assigned a number along the right margin next to that comment. Reiterations of facts stated in the EIE and general statements in favor of or opposition to the project or an individual site generally do not require responses; however, they were considered by the sponsoring and participating agencies. In the case of errant statements or assertions regarding a particular site, responses were developed and are included herein. Responses were provided for comments that have a bearing on the requirements of the CEPA process.

Comment letters were received from the following:

1. State of Connecticut Department of Economic and Community Development (DECD)– 12/21/05
2. State of Connecticut Department of Environmental Protection (DEP) – 12/23/05
3. Connecticut State Historic Preservation Office (SHPO) – 1/5/06
4. Joanne Avoletta – 12/3/05
5. Jeff Lalonde, Torrington Development Corporation – 12/14/05
6. John Neshko, Jr. – 12/14/05
7. Robert Raleigh – 12/14/05
8. Michael Domack – 12/15/05
9. Paul Rabeuf – 12/15/05
10. Walter and Adele Sprucinski – 12/15/05
11. Bill La Tulipe, Sr. – 12/15/05
12. David E. Dean – 12/16/05
13. Tom Hill III – 12/16/05
14. Mark T. Johnson – 12/16/05
15. Carrie Maiorino-Pfistner – 12/16/05
16. Ruth L. Grech – 12/18/05
17. Barbara Peters – 12/19/05
18. Marcia Fabbri – 12/20/05
19. Keith F. Friday – 12/20/05
20. Marshall W. Allaben – 12/21/05
21. Debbie Benedict – 12/21/05
22. Richard Kalcznski, Nidec America Corp. – 12/21/05
23. Mark J. Samolczyk, Timken – 12/21/05
24. Bruno Bagnaschi – 12/22/05
25. James and Loretta Marinelli – 12/23/05
26. JoAnn Ryan, NW CT Chamber of Commerce, NW CT Economic Development Corp. – 12/23/05

For the purpose of clarity and brevity, each comment is either quoted or paraphrased, followed by the response to the comment. In the event that a comment was repeated in another comment letter, cross references are noted in the responses.

2.2 Responses to Written Comments

State of Connecticut Department of Economic and Community Development (DECD) 12/21/05

DECD-1 Comment regarding Kelley site: *"One of the proposed courthouse sites, referred to as the Kelley site, has also been identified by the City's master plan as the primary site for commercial development."*

DECD-1 Response: The Department of Public Works (DPW) and Judicial Branch (JB) concur that the Kelley site was identified in the City's Master Plan as a site for retail development. This was stated as a potential impact in the EIE if the Kelley site was selected. See Section 3.3 for a discussion of this issue.

DECD-2 Comment: *"It is not clear from the EIE which site is the preferred site."*

DECD-2 Response: No preferred site was identified in the EIE process. All three sites were determined to be viable sites for consideration. As such, all three sites were evaluated in detail in the EIE for each of the CEPA issue areas identified during the scoping process. DPW and JB have identified a preferred alternative after review of the EIE and the public comments submitted. Based on the results of the CEPA process to date, the Timken site has been selected as the preferred site.

DECD-3 Comment regarding Kelley site: *"It is apparent that locating the courthouse on [the Kelley] site would preclude the use of a key downtown property for retail/commercial development, as proposed in the Master Plan, which would seem to constitute a potential economic impact to the City."*

DECD-3 Response: DPW and JB concur that the use of the Kelley site as a courthouse location would make the site unavailable for the retail use proposed in the Master Plan. This would constitute an economic impact to the City if the proposed developer for the area chose not to develop because the planned retail space was taken. This impact was identified as a potential negative economic consequence in the site review and selection process. Use of the Kelley site for the courthouse would require modifications to the Downtown Master Plan and Downtown Redevelopment Plan, recognizing the attributes that courthouse development would bring to the area.

DECD-4 Comment: *"...it is not clear from the EIE what the economic effects (beneficial or adverse) of a courthouse within the downtown area would be."*

DECD-4 Response: Section 3.3 of the EIE presents the socioeconomic impacts related to courthouse development. Economic benefits of courthouse development include the creation of new jobs (both in the construction and operation of the courthouse), increased patronage of local services (restaurants, shops), increased presence of courthouse related office space, and PILOT monies to the City. Potential economic losses would include lost parking revenues if the Kelley site was selected or potential job

losses for either the Kelley or Nidec site. More detailed discussion is presented in Section 3.3.4.1. Economic benefits can be reasonably inferred from other similar and recent courthouse construction projects in the state. For example, construction and operation of the District Courthouse in New Britain has resulted in increased usage of immediately adjacent retail and office space. The majority of traffic to and from the New Britain courthouse does not travel through downtown streets; therefore, the economic benefits have been limited to the immediate surroundings of the courthouse. A courthouse at the Kelley or Timken sites would require traffic to travel through the downtown. Approximately 50% of the courthouse generated traffic to the Nidec site would not have to travel through the downtown area. Therefore, it is expected that the secondary economic benefits realized would be greatest at Kelley or Timken.

DECD-5 Comment: "... [the EIE] does not discuss how the operation of a courthouse is compatible with the City's plans to revitalize the downtown. Discussion of these social and economic effects would be a reasonable addition to the document."

DECD-5 Response: The draft Downtown Redevelopment Plan indicates that courthouse development within the downtown is desired by the City of Torrington. Construction and operation of a facility of regional importance fits with Torrington's status as the Regional Center for northwestern Connecticut. As stated in Section 3.3.2.2.3 of the EIE, use of the Kelley site appears to be inconsistent with local downtown redevelopment planning and parking goals, as the site has been slated for another use, namely major retail development. The Timken and Nidec sites border on the study area for the downtown redevelopment plan, but would not impact any proposed uses under that Plan. A courthouse at Timken or Nidec would be consistent with the economic development goals stated in the Plan. Courthouse development in the downtown area would increase the number of visitors to the downtown and provide opportunities for increased patronage of local services. Nevertheless, JB and DPW believe Section 3.3.4 *Population, Economy, Employment, and Income* adequately addresses the social and economic effects of the Proposed Action. Therefore, no additional discussion is warranted.

State of Connecticut Department of Environmental Protection (DEP) 12/23/05

DEP-1 Comment regarding Nidec site: "*The applicant should be aware that there is one location where the regulatory line [SCEL] extends slightly landward of the wall.*"

DEP-1 Response: DPW and JB concur with this assessment. A 1984 survey plan of the property provided with Nidec's submission to DPW shows at least one area where the SCEL appears to be slightly landward of the wall. If the Nidec site was to be selected, then the SCEL location would be included in all design plans, such that construction would remain confined to landward of the SCEL. If any intrusion were required by the design or construction methods, proper permitting action would be pursued.

DEP-2 Comment regarding Nidec site: *"If [the existing stormwater outfall] is to be replaced, it will likely require a permit and may qualify for a general permit. The Inland Water Resources Division should be consulted regarding potential SCEL requirements."*

DEP-2 Response: If the Nidec site was to be selected and modification or replacement of the existing stormwater outfall was deemed necessary, the CT Inland Water Resources Division would be consulted regarding SCEL requirements and all necessary permits would be obtained.

DEP-3 Comment regarding Nidec site: *"...opportunities to provide additional vegetative buffer along the river corridors on the western and southern boundaries of the Nidec site should be explored."*

DEP-3 Response: If the Nidec site was to be selected, opportunities to provide a vegetative buffer would be explored to allow for river buffering to the maximum extent feasible in the design for the courthouse. The preliminary concept plans provided in the EIE do not purport to show design conditions, especially those accessory to courthouse construction, such as landscaping, buffers, or other design/construction level details.

DEP-4 Comment regarding stormwater at Nidec: *"The mitigation of potential adverse impacts to the cold water fishery of the discharge of stormwater with elevated temperatures should be considered in selection of treatment practices. In addition, snow removal practices should be employed to insure that snow is not plowed into piles along the river, so that sand and salt from parking lots are not discharged into the river each spring."*

DEP-4 Response: Should the Nidec site be selected, stormwater discharge temperatures would be considered in site design. Depending on the remedial actions taken at the site and the status of contaminants in the subsurface, infiltration or underground detention would be considered. Infiltrating water below the site would mitigate peak flows and significantly reduce the overall amount of stormwater runoff directly entering the river via the stormwater outfall. By reducing the peak flows and promoting infiltration, the pathway to the river would be lengthened, providing time for temperature attenuation. It is expected that temperature increases would only be significant during times of warm weather, where precipitation contacts hot pavement surfaces before running off into the river. In addition, stormwater practices such as aboveground detention would potentially allow for temperature increases during warm weather. Further investigation of geotechnical conditions and contamination/remediation would be required before any decisions on appropriate stormwater management could be made.

To the maximum extent feasible, snow would be piled in areas away from the river which will be subject to treatment in the drainage system. Deep sump catch basins with oil and grease separators would be used to trap sand and coarse particulate matter associated with winter sanding and snow piling, as well as vehicle fluids. Sand removal would be part of

any snow removal contract and would be performed each spring. All drainage would be directed to a closed drainage system (i.e. no sheet flow to the river from pavement edges).

DEP-5 Comment regarding need for secured parking: *"It is not known whether the same security considerations apply to surface lots proposed at the other two sites [Timken, Nidec]."*

DEP-5 Response: Due to security considerations, shared parking will not be possible, regardless of the selected site or whether the parking provided is in garage or surface lot form. Parking will only be available for use by courthouse staff, judges, jurors, marshals, other security personnel, and courthouse visitors. After hours use will be restricted to judges, and other courthouse staff and will require the use of an access device (e.g. key card) to enter the parking lot or garage. Such steps are warranted to protect the safety of those utilizing the courthouse and the safety of the general population, by providing a secured parking area which will be monitored by courthouse security personnel. The most recent courthouses constructed in the state have included similar dedicated parking (namely Waterbury and New Britain).

DEP-6 Comment: *"The Department recommends that shared parking be considered at whichever site is selected if there are nearby land uses with nighttime and weekend peak parking demands."*

DEP-6 Response: See response to DEP-5. Requests would be considered on a case-by-case basis.

DEP-7 Comment: *"The Department's standard recommendation concerning stormwater management measures for parking structures....should be followed if the Kelley site is selected."*

DEP-7 Response: If the Kelley site was to be selected, DEP's standard recommendations for stormwater measures for parking structures included in their comment letter would be reviewed and followed in the design, construction, and maintenance of the parking garage, as appropriate.

DEP-8 Comment: *"If there are any undeveloped areas within the project sites, it should be confirmed that a certified soil scientist was involved in the review."*

DEP-8 Response: The Timken site is completely developed. There are limited landscaped islands along the parking lot, but no natural areas. The Nidec site is also completely developed with either buildings or pavement, with the exception of landscaped borders and some areas of regrowth where structures were demolished. The Kelley site is completely developed, with only limited landscaped traffic islands in the municipal parking lot. A certified soil scientist reviewed these sites and several of the sites which are no longer in consideration (PRAX, Nickerson, etc.) which were in a more natural setting to confirm soils. The three shortlisted sites were all completely developed and historically significantly disturbed, with no native surficial soil conditions present.

DEP-9 Comment: *"The terminology of flood control soils is unfamiliar and should be explained. Udorthents soils may be floodplain or regulated wetland soils. Again, a certified soil scientist should make this determination, if there are any undeveloped areas within the site."*

DEP-9 Response: As discussed above in the response to DEP-8, no undeveloped areas were present on the Nidec site. The term "flood control soils" was a descriptor attached to the CT DEP GIS soils layer for Northwestern CT. This would appear to be most likely related to the flood control structures present along the reach of the river, constructed in response to historic flood events. Only the extreme southern tip of the area, at the river's confluence, was classified as Udorthents, flood control soils. Based on the scale and accuracy of the soils map and available site information, it was difficult to determine if the soils were shown as being on the property or adjacent. The Nidec site was primarily classified as Urban Land, as no detailed soil mapping was done for the highly developed areas of Torrington. Due to the very steep slopes at the edge of the site which drop off to the river, there are no wetlands onsite. In addition, floodplain soils would likely be confined to the lower area along the river, beyond site boundaries.

DEP-10 Comment: *"For each of the sites, the Department recommends that additional environmental data be collected prior to the State accepting responsibility for any remedial measures which will be required."*

DEP-10 Response: The DPW and JB concur that additional environmental data would need to be collected at any of the candidate courthouse sites in order for the transfer of property to the State to occur.

DEP-11 Comment: *"It is also recommended that the Department be allowed to review the existing environmental site assessment reports available for these sites, in order to better advise DPW concerning which issues are the most important to be addressed prior to the completion of the site selection process."*

DEP-11 Response: The DPW and JB believe that although additional assessment work needs to be done on the preferred site (Timken), there is sufficient information to allow for a decision on site selection at this time. If DEP still desires to review the existing Timken reports, please contact David Wlodkowski, DPW Project Manager at 860-713-5934 for a copy.

DEP-12 Comment regarding Kelley site: *"No monitoring wells were installed at the site, because no saturated overburden was encountered before the shallow bedrock was encountered. This lack of water quality data makes it difficult to properly evaluate the potential magnitude of the remedial effort that will be necessary. Given the site's extended history as a bus terminal and reportedly a fuel retailer (public comment by L. Paige), it is possible that a oil recovery system extending into bedrock might also be required."*

DEP-12 Response: DPW and JB concur that the lack of groundwater information makes it difficult to evaluate the potential remedial effort at this site. Additional assessment of bedrock water quality might be required, if the Kelley site was to be selected.

DEP-13 Comment regarding Kelley site: *"A soil sample collected beneath a former degreasing station contained low levels of tetrachloroethylene (PCE), a chlorinated solvent. This indicates that the site had not always limited its degreasers to petroleum-based compounds. Without having the full site assessment report to review, it must be assumed that follow-up testing will be needed to determine whether this low-level detection is part of a bigger problem."*

DEP-13 Response: Development of this site as a courthouse or any other use may require follow-up testing at the former degreasing station to more fully assess this area of concern. If the Kelley site was to be selected, this would be pursued.

DEP-14 Comment regarding Kelley site: *"Based on DEP experience with similar clean-ups, including the Vernon Street Bus Garage in Hartford, it should be anticipated that extensive soil removal may be required at the site. While it is likely that contaminated soil would be allowed to remain on the site with an environmental land use restriction (ELUR), this would only be the case if the level of petroleum contamination is relatively low and the materials released are neither hazardous nor mobile."*

DEP-14 Response: DPW and JB acknowledge that existing assessment information is limited. If the Kelley site was to be selected, additional testing at the site, likely after removal of buildings, may reveal conditions that may require soil removal or ELUR, as appropriate.

DEP-15 Comment regarding Kelley site: *"Without a better characterization of the contaminants at the site, it is unclear to what extent use of an ELUR would actually be appropriate. Issues such as the presence of other contaminants in the oil adhering to the soil (such as PCBs and volatile organics) would need to be evaluated. Also the on-site and off-site health risks associated with volatilization of lighter-weight organic compounds (Volatilization Criteria) or the potential for further leaching of contaminants (Pollutant Mobility Criteria) would need to be evaluated."*

DEP-15 Response: If the Kelley site was to be selected, better characterization of the site would be necessary in order to assess on-site and off-site health risks. This would include testing for PCBs and volatile organics and the potential for leaching of pollutants.

DEP-16 Comment regarding Kelley site: *"Much of the remedial activities which appear to be needed at the site could be coordinated with the demolition of the buildings and site preparation for new construction. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced."*

DEP-16 Response: If the Kelley site was to be selected, remedial activities could be coordinated with demolition of buildings and site preparation. DPW and JB concur that this would expedite the remedial process; however, there are areas that are currently unsafe for sampling at the site due to poor building conditions. Therefore, some demolition would be required prior to completion of a site investigation. DPW and JB concur that construction delays are more likely if the current owner manages remedial activities, therefore DPW would obtain site control if this was to be the selected site.

DEP-17 Comment regarding Timken site: *"The recommendations in the September 29, 2005 preliminary findings report by O'Reilly, Talbot, and Okun Associates (OTO) assume that no on-site source of contamination is present at the Timken site. The EIE does not provide sufficient information for the DEP to evaluate the appropriateness of this assumption. A "commercial cleaner and dyer" is reported to have operated on some unspecified portion of the site from 1941-'61. Without further information about the nature and location of this operation, it should be assumed that dry cleaning fluids (chlorinated solvents) might have been used at the site."*

DEP-17 Response: A thorough Phase I/II investigation will be performed at the Timken site, Parcel 2, since this is the preferred site. Additional research and soil investigations on this parcel will be used to assess whether dry cleaning fluids may have been associated with the reported "commercial cleaner and dyer".

DEP-18 Comment regarding Timken site: *"In the event that additional sources of contamination are identified on the property, contractual agreements could be made with the parties to the previous transfer to take responsibility for the additional investigation and remediation costs. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced."*

DEP-18 Response: Further assessment may reveal additional sources of contamination on the property. In that event, DPW will enter into contractual agreements with the previous owner(s) to cover additional investigation and remediation costs. DPW anticipates that such an agreement will aim to maintain a reasonable construction schedule.

DEP-19 Comment regarding Timken site: *"The report indicated that trichloroethylene (TCE) and its breakdown products were present in an unspecified monitoring well at 30,000ug/l, suggesting it is likely that free phase solvent or dense non-aqueous phase liquid (DNAPL) is present in the environment nearby. An Environmental Condition Assessment Form (ECAf) submitted to the DEP at the time of this site's 2003 transfer did not indicate that a monitoring well was on this property. The EIE infers that the source of this release is the former Torrington Company Excelsior Plant."*

DEP-19 Response: The EIE does not mention the 30,000 ug/l value, nor was this value stated in any of the environmental documents researched for the CEPA process. Since the Timken site has been selected as the preferred site, a Phase I and subsequent

phased investigations will be conducted for the entire property to thoroughly research documentation regarding the site.

DEP-20 Comment regarding Timken site: *"It would be prudent to further evaluate the extent of contamination migration onto both Parcels A and B of the Timken site from the adjacent Excelsior Plant. While an owner of the Timken site, as a downgradient property owner, would not be held responsible for remediating the effect of dissolved pollutant migrating onto their property, such pollution can add to construction costs related to treatment during site dewatering, disposal costs for contaminated soils excavated during construction below the seasonal high water table, and general worker health and safety requirements during the construction activities on such a site."*

DEP-20 Response: Additional assessment will be needed to assess the potential effect of contaminated materials management on construction cost.

DEP-21 Comment regarding Timken site: *"Construction costs related to the presence of the upgradient contaminant plume could be imposed upon the party performing the remediation at the Excelsior Plant. However, for planning purposes, OTO is correct in not assuming that the responsible party would remain viable to assume these additional construction costs."*

DEP-21 Response: The responsibility for additional construction costs related to the upgradient contamination plume will be addressed prior to construction.

DEP-22 Comment regarding Timken site: *"Similarly, the upgradient exemption does not apply to undissolved DNAPL that might have migrated onto the property from the adjacent facility. If the responsible party cannot for some reason adequately remediate the DNAPL which might have migrated on the Timken site, the landowner of this site would ultimately be liable for the cost of addressing that pollution. The liability associated with assuming responsibility for the remediation of DNAPL can easily exceed a million dollars."*

DEP-22 Response: Additional assessment would also address the likelihood of undissolved DNAPL on the site. On the basis of the investigation, costs and potential liabilities could be estimated.

DEP-23 Comment regarding Timken site: *"The OTO report indicates that Parcel A was the subject of a Form I filing in 2003, when Ingersoll Rand sold the property to Timken. If no sources of contamination are found on the site during the due diligence phase of site review, then no additional filings would be required for subsequent transfers of the site under 22a-134a(l) CGS. This assumes that no further activities have occurred in the site after that filing which would make the site an establishment under that statute and that the original investigation performed was done in accordance with prevailing standards and guidelines."*

DEP-23 Response: DPW and JB concur that no subsequent transfer act filing would be necessary if the assumptions above are met.

DEP-24 Comment regarding Timken site: *"If in fact the source of the groundwater contamination is off-site, it would not be necessary to place an environmental land use restriction (ELUR) on the land records of the Timken site prohibiting residential use of the site. An ELUR is considered part of a remedial program and the "remediation" of those releases is not the responsibility of the owner of this downgradient property."*

DEP-24 Response: The potential utility of an ELUR will be addressed after further environmental assessment.

DEP-25 Comment regarding Nidec site: *"The general approach to the next phase of investigation which had been proposed by LEA in May 2001 appears appropriate, however, few specifics were provided in the EIE. For the DEP to better evaluate the appropriateness of the assessment which has been made for this site, it would be useful to review the environmental reports concerning this site in relation to: the waste oil historically used on the parking lots; the appropriateness of the placement of monitoring wells in relation to the potential release areas; the constituents of concern sampled in various locations; and the number of rounds of sampling for these constituents."*

DEP-25 Response: Environmental reports provided to DPW and JB are available for review by DEP. While the Nidec site is not the preferred site, DEP may request these reports for the Nidec site if there is still interest by contacting David Wlodkowski, DPW Project Manager, at 860-713-5934.

DEP-26 Comment regarding Nidec site: *"Much of the remedial activities which appear to be needed at the site could be coordinated with the demolition of the buildings and site preparation for new construction. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced."*

DEP-26 Response: Remedial activities could be coordinated with demolition of buildings and site preparation if the Nidec site was to be selected. DPW and JB concur that this would expedite the remedial process and that construction delays are more likely if the current owner manages remedial actions. As such, DPW would pursue control of the site as soon as possible.

DEP-27 Comment: *"The April 2002 EIE for the Litchfield Courthouse stated that it would be a "Green Building" and that "all LEED™ standards would be considered, wherever applicable in the design and construction of the proposed regional courthouse facility. Additionally, consideration would be given to adopting a policy on environmental compliance, recycling, and pollution prevention." This EIE does not discuss measures to conserve energy in the design or operation of the courthouse. The Department urges that energy conservation be a primary factor in the design of a new*

building...The Department again recommends that LEED™ certification be considered for the courthouse."

DEP-27 Response: DPW and JB believe the current project has met and will meet many of the LEED™ goals and intentions without the need for actual certification. For example, the whole site selection process initiated under the CEPA process for the Proposed Action speaks directly to the "Sustainable Site" section of LEED™, through a detailed alternatives analysis that led to the consideration of locating the proposed facility in an urban environment versus farmland or undeveloped land. The preferred site has all utilities available. Stormwater will also be managed by incorporating DEP's stormwater quality manual, as applicable.

Furthermore, energy conservation will be fully taken into consideration during the design and construction of the building, including energy conservation practices inherent to the architectural and construction industries such as orienting buildings to maximize heating and lighting efficiency and use of energy-conserving building materials. In addition, other elements of LEED™ will be used or seriously considered such as low-flow toilets, passive solar energy use, and energy efficient lighting. As indicated in the Solid Waste section of the EIE, courthouse operations will include proper waste management and recycling of office materials, in conjunction with City programs. It should be further noted that the purpose of the Proposed Action is to develop a new and efficient facility. Efficiency relates to space utilization *and* utility usage. Considering the Judicial District functions which are spread out over four separate locations is an inefficient use of resources; therefore, consolidation will lead to better use of energy over existing conditions.

Due to these reasons, including resource limitations, actual LEED™ certification will not be pursued.

DEP-28 Comment: *"The EIE should discuss the timing of the proposed roadway improvements in relation to the construction of the courthouse. If the Kelley site is selected, a contingency plan to insure that improvements to this intersection are accomplished in a timely manner may be warranted."*

DEP-28 Response: A schedule for the roadway improvements is not known at this time. It should be reiterated that the roadway improvements are not necessary for courthouse construction at any of the sites. However, the downtown revitalization road improvements would benefit traffic flow to and from the courthouse and other downtown attractions. DPW will coordinate with the City and DECD regarding the status of the roadway improvements.

Connecticut State Historic Preservation Office (SHPO) 1/5/06

SHPO-1 Comment: *"Four structures contributing to the significance of that district are within the boundaries of the Kelley site. Demolition of those buildings would, by definition, result in an adverse effect to cultural resources in accordance with CEPA."*

SHPO-1 Response: Due to the limited size of the Kelley site, it would not be possible for the listed structures to remain. In addition, the current degraded condition of the structures would appear to preclude their reuse. If the Kelley site was to be selected, the structures would either need to be demolished or relocated. The possibility of relocation of all four structures would be unlikely due to their current condition. As such, the DPW and JB concur that selection of the Kelley site would result in an adverse impact to these structures. This was a contributing factor in the selection of the Timken site as the preferred alternative.

Jeff Lalonde, Torrington Development Corporation (JL) 12/14/05

Written text of oral comments submitted at public hearing

JL-1 Comment regarding Nidec site: *"The location would not negatively impact the retail development planned for Water Street and the proposed riverwalk along the Naugatuck River can provide a pedestrian linkage from the Courthouse to the downtown commercial area."*

JL-1 Response: DPW and JB concur that locating the courthouse at Nidec would not preclude the use of the Kelley site for retail development, as proposed in the Master Plan. The Naugatuck River Greenway Assessment (2004) conceptually depicts the riverwalk as being located on the west bank of the river to connect with resources such as Fuessenich Park and the Senior Center. This is the opposite side of the river from the potential Nidec courthouse site and would require a pedestrian bridge connection. Funding for such a connection would have to come from a source of funding other than the Proposed Action funds. Furthermore, implementing the connection would have to be conducted by entities other than DPW or JB.

JL-2 Comment: *"Like the Nidec location, the Timken site would not negatively impact the retail development planned for Water Street. The abandoned rail track north of Pearl Street can be converted to a road or a pedestrian connection providing a linkage to the downtown commercial district."*

JL-2 Response: DPW and JB concur that locating the courthouse at Timken would not preclude the use of the Kelley site for retail development, as proposed in the Master Plan. The City would need to determine the feasibility of using the abandoned rail corridor as a pedestrian connection to downtown since access to the proposed trail mentioned in this comment would require coordination with private property owners. A pedestrian path along this route would be independent of courthouse development;

however, if the City chose to construct this walkway, it could be easily linked to the courthouse to provide pedestrian linkage to downtown.

JL-3 Comment: *"The Kelley Bus Property represents the only sizable parcel that can accommodate a large anchor store, which is necessary to draw appropriate traffic and other tenants into the project."*

JL-3 Response: The Kelley site has been indicated as the primary site for major retail. It has been indicated by the City that this site is the only large parcel available in the area for this type of development. DPW and JB concur with this statement and considered this potential impact in the decision to select Timken as the preferred site. Use of the Kelley site for the courthouse would require modifications to the Downtown Master Plan and Downtown Redevelopment Plan, recognizing the attributes that courthouse development would bring to the area.

JL-4 Comment regarding Kelley site: *"A significant reduction in the amount of public parking would have a negative economic development effect..."*

JL-4 Response: Use of the Kelley site would include the offered City parking lot parcel. This lot would be developed as a garage and would be unavailable for use by the public, if the Kelley site was to be selected. As stated in the EIE, this would result in an economic loss for the City, unless the parking could be relocated nearby. According to the ongoing Downtown Redevelopment Plan, parking in the Kelley lot was 37% utilized during weekday midday and afternoon peak hours and on Saturdays during the midday peak hour, it was only 13% utilized. Approximately half of the weekday users had Torrington Board of Education parking passes. A study of on-street parking indicated that an average of 35% of parking spaces were being utilized, with variations on usage at the block level. However, because of the proximity of this lot to downtown, its current lease agreements for spaces, and the potential for expanded parking needs in response to the realization of the downtown redevelopment plan, a loss of parking revenues would occur if the Kelley site was to be selected. As stated on page 3-101 of the EIE, DPW would coordinate with the City with identifying a site for municipal parking if the Kelley site was to be selected.

JL-5 Comment: *"...the Torrington Development Corporation urges shared parking at the chosen courthouse site."*

JL-5 Response: See response to DEP-5.

JL-6 Comment: *"...we request the State give hiring preference to our local labor force during the construction phase."*

JL-6 Response: There is no state statute or policy that gives preferential treatment to general contractors in the geographic area or employees of such companies. However, site proximity is considered in hiring design firms. Executive Order 17 and all other applicable legal requirements will be met during the bid, selection, and construction

process. All state contracts for construction on public buildings must include a clause specifying that the contract is subject to Executive Order 17. This Executive Order indicates that all contractors, subcontractors, bidders, etc. doing business with the State must list all employment openings with the office of CT State Employment Service in the area where the work is to be performed. This is intended to inform people of openings and thereby promote the hiring of local workers.

John Neshko, Jr. (JN) 12/14/05

Written text of oral comments submitted at public hearing

JN-1 Comment: *"I will sell [my property] for the court house location for 1 million tax fee dollars."*

JN-1 Response: The only properties considered for the courthouse were those submitted in response to the Request for Proposals advertised by the DPW. Potential courthouse sites were screened against a series of RFP criteria. No further sites are being evaluated or considered at this time. This new site was not submitted in accordance with the courthouse site selection process and the RFP requirements. Thus, this site is not eligible at this time.

Robert Raleigh (RR) 12/14/05

Written text of oral comments submitted at public hearing

RR-1 Comment regarding Timken site: *"It is our hope that the blending of old and new buildings will be a seamless one, favoring the old, historic façade."*

RR-1 Response: The design of the new courthouse will attempt to blend aesthetically with the surrounding neighborhood through architectural treatments and building layout. Since the Timken site has been selected as the preferred site, every attempt will be made to ensure that the new building integrates well with the existing mill structures and corporate building.

RR-2 Comment regarding Timken site: *"...implicit in the renovation approach is the notion that the courthouse will take less time to build, thus enabling courthouse operations to transition more quickly than with the other sites."*

RR-2 Response: DPW and JB concur that the lack of building demolition at the Timken site would reduce the overall construction time, as well as the fact that a portion of the structure is already in place, ready for asbestos abatement and renovation. However, the unknowns associated with the remediation at any of the sites make it difficult to predict the time savings associated with selection of any one site over another.

Paul Rabeuf (PR) 12/15/05

PR-1 Comment regarding Nidec site: *"This will have a minimal effect on traffic in the center of town, which is already too much. It will have quick access to route 8."*

PR-1 Response: If the Nidec site was to be selected, traffic arriving at the courthouse from Route 8 would not be routed through downtown. Traffic arriving from Litchfield or other points along Route 202 traveling north and east to the courthouse would potentially still use the main intersection in the center of the city, as would traffic arriving from Route 4 or Main Street. Of the three sites, the one with the least amount of traffic traveling through downtown would be the Nidec site. It is estimated from the traffic study in Section 3.1.1 of the EIE that approximately 60% of the traffic traveling to and from the Nidec site would not need to be routed through downtown. However, it is expected that they would still access the services downtown (restaurants, etc.), as they are the closest to the site.

Bill LaTulipe, Sr. (BLT) 12/15/05

BLT-1 Comment: *"I am not [too] fond of the site at the Kelley transit location [due] to traffic congestion on Water Street already being [too] crowded for emergency personnel police. Fire and [EMTs]."*

BLT-1 Response: According to the traffic study completed for this EIE, the courthouse at the Kelley site would not reduce levels of service along Water Street, as compared to future conditions without a courthouse onsite. Levels of service along Water Street would actually improve with the addition of the downtown redevelopment improvements at the Main St./Water St./Route 202 intersection. The courthouse is not a major traffic generator.

BLT-2 Comment: *"The Timken property is a potentially better choice [due] to the size and area of town, being closer to the police station. Traffic can come off Route 4 and travel to here [and it] will be a more direct route."*

BLT-2 Response: The Torrington Police Department is located at 567 Main Street. The Police Department is located approximately 1200 ft from the Timken site, 3000 ft from the Kelley site, and 4200 ft from the Nidec site. Traffic from Route 4 would have a shorter, more direct route to the Timken site than the other two sites. According to the regional trip distribution, approximately 15% of the trips to the courthouse would arrive via Route 4.

BLT-3 Comment: *"I also believe the Nidec property is a great site for it is so close to Rt 8 and kinda out of the way to affect directly traffic on the main street area but yet close to downtown."*

BLT-3 Response: See response to PR-1.

David E. Dean (DED) 12/16/05

DED-1 Comment regarding Nidec site: *"...this site would have the most impact with the least amount of invasive downtown vehicle traffic. Rte. 8 is close by."*

DED-1 Response: See response to PR-1.

DED-2 Comment regarding the jet power generator adjacent to the Nidec site: *"the turning on twice a year to ensure proper functioning certainly could be done on non-courthouse hours."*

DED-2 Response: Based on the information gathered during the EIE process, the jet power generator may be used in times of high demand, in addition to the regular testing schedule. Tests are currently done during daytime hours. Because demand cannot be predicted, it is not possible to know whether the generator would need to run during courthouse hours.

Tom Hill III (TH) 12/16/05

TH-1 Comment regarding Kelley site: *"if parking can be shared with retail public 7 days per week – make garage bigger!"*

TH-1 Response: See response to DEP-5.

TH-2 Comment regarding Nidec site: *"only works "if" riverwalk & demo of junk facilities in neighborhood are a part of the courthouse project."*

TH-2 Response: While riverwalk development and revitalization of the surrounding area could be coordinated with courthouse design and construction, no offsite improvements are included as part of this project. The courthouse could be constructed without the riverwalk, although the riverwalk has the potential to provide an aesthetic linkage to the downtown area which would be pedestrian friendly, as opposed to the current setting of the Nidec site, which is slightly isolated. See response to JL-1.

Carrie Maiorino-Pfister (CMP) 12/16/05

CMP-1 Comment regarding Nidec site: *"And access to the site requires knowledge of rotaries to drive around, knowledge of one way streets and the flow of downtown traffic."*

CMP-1 Response: DPW and JB are unaware of any rotaries in Torrington in the vicinity of the proposed courthouse sites. Many of the streets in proximity to any of the three proposed courthouse sites are one-way. This is believed to be a non-issue based on the traffic analysis. Routes to the courthouse will be signed to aid its location by those

unfamiliar with the area, regardless of the selected site. Directions to the selected courthouse will also be made available on the Judicial Branch's website.

Ruth L. Grech (RLG) 12/18/05

RLG-1 Comment: *"I think Nidec is in the appropriate place for the court house, since it is on the East side of the center and the traffic would be easier accessible to it."*

RLG-1 Response: See response to PR-1.

RLG-2 Comment regarding Nidec: *"Also it would make it easier to get to the center and not walking up a hill, like Water Street or Church Street."*

RLG-2 Response: Based on a review of topography in the area, access from the Main Street area is closer in elevation to the Nidec site than either the Timken or Kelley sites. Pedestrian access from Main Street to either the Timken or Kelley sites would require walking up a hill for a distance of approximately two blocks.

Barbara Peters (BP) 12/19/05

BP-1 Comment regarding Timken: *"...it is still a very residential neighborhood, and I would like to see become even more so. Perhaps someone with vision, and a lot of money would consider putting up a row of townhouses in place of the vast expanse of blacktop, and turn the old brick buildings into apartments..."*

BP-1 Response: The property is currently zoned Industrial, which would preclude its use for residential properties. Prior to the preparation of this EIE, Timken hired a consultant to conceptualize potential reuses for their facilities in Torrington. Proposed uses for the Timken facilities included retail space, office space, a hotel and conference center, health club, cultural and arts centers, and also a small area of residences, uses which may require zone changes.

Marcia Fabbri (MF) 12/20/05

MF-1 Comment: *"Timken – surrounded by schools, not close enough to town"*

MF-1 Response: Many of Torrington's schools are located within the general downtown area and would thus be proximal to any of the proposed courthouse sites. Of the three sites, the Kelley site is the closest to a school, as the Vogel-Wetmore School is adjacent to the Kelley site. This school is also within two blocks (600 ft) of the Timken site. Other schools in the vicinity of the proposed courthouse sites include a Headstart facility located on Forest Court (approximately 900 ft from the Timken site or approximately 2 blocks away), the St. Francis School (approximately 700 ft from either

the Kelley or Timken sites), and the St. Peter's School (approximately 1200 ft from either the Nidec or Kelley sites).

The general downtown area is located southeast of the Timken site and is centralized on Main Street. To measure the distance from each of the sites to the general downtown area, a focus point was selected. City Hall was selected as being a representative location in the downtown area. The Timken site is located approximately 1200 ft from City Hall, the Nidec site is located approximately 1650 ft away, and the Kelley site is located approximately 750 ft away. The Kelley site is completely within the downtown area, while the Nidec site is the farthest, with the least currently "pedestrian friendly" or aesthetically pleasing connection to downtown. The downtown area represents the closest services (restaurants, shops) to the Timken site and many patrons will still pass these businesses while traveling to the courthouse. Thus, it is expected that courthouse users and staff would still frequent these businesses. In addition, because of the gradual withdrawal of Timken and the proposed reuse plans for the facilities, a secondary "hub" could be realized within the Timken site area, with synergy between new businesses and attractions and the courthouse.

Keith F. Friday (KFF) 12/20/05

KFF-1 Comment regarding Timken: *"The maps appear to show most of the available parking will be used for the courthouse, that will leave the building at 59 Field Street with limited parking. This will curtail or at least delay future use of this large building."*

KFF-1 Response: In conversation with Timken, it was indicated that the current parking needs of the company could be met elsewhere within the overall facility. There is a small parking area across the street from the current large lot, as well as vacant parking areas associated with the plant to the northwest. With the gradual withdrawal of Timken from the area, a general mixed use concept for redevelopment of Timken properties has been developed. Any parking deficiencies would need to be addressed under Timken's redevelopment plan.

Marshall W. Allaben (MWA) 12/21/05

MWA-1 Comment regarding Timken: *"If this parking area is reduced in size, then it will be harder for Timken to sell the larger Executive Office building across the street, also known as the Excelsior building."*

MWA-1 Response: See response to KFF-1.

Richard Kalcznski, Nidec America Corporation (RK) 12/21/05

RK-1 Comment regarding Nidec: *"...Nidec-America Corporation will support the relocation of these tenants in any and all ways that it can. The Torrington Department of Economic Development and the President of our largest tenant, Inertia Dynamics, have both expressed a strong willingness to resolve any relocation issue..."*

RK-1 Response: DPW and JB acknowledge that Nidec-America Corporation and the City of Torrington would work together to try to relocate the Nidec site tenants within Torrington, if the Nidec site was to be selected. Relocation of these tenants within the City would minimize negative economic impacts of development at the Nidec site.

Mark J. Samolczyk, Timken (MJS) 12/21/05

MJS-1 Comment: *"The Timken site provides the State with: An existing building in excellent condition that will significantly lower the overall costs of construction for the taxpayers and potentially provide the state a facility that could be utilized almost immediately..."*

MJS-1 Response: DPW and JB acknowledge that remodeling an existing building to provide a portion of the needed space will result in a cost savings over the requirement to build a completely new structure to house the court functions. This reuse of the existing structure could potentially provide operational space earlier than if all court space was constructed new.

Bruno Bagnaschi (BB) 12/22/05

BB-1 Comment: *"I can't emphasize strongly enough that, just from the standpoint of aesthetics and economics alone, Timken's site should be state's choice. When you consider not only the renovation of the headquarters building but also the brick building on the west side of Field Street, which are world-class in their own right, you can envision a campus evolving which can incorporate any number of functions."*

BB-1 Response: DPW and JB concur that the Timken site has the most to offer aesthetically in its current setting, with the adjacent renovated brick mill buildings and tree lined street. The Timken site is also anticipated to be the least expensive and easier to remediate than the other two sites. Its presence in an area which has the potential for a future campus-like atmosphere, with the proposed redevelopment of the Timken facilities also presents a unique opportunity for economic advancement for the City. Construction of a courthouse at this site could provide an impetus for redevelopment of the Timken properties. These are among the reasons why Timken has been selected as the preferred site.

BB-2 Comment: *"I am concerned that the addition will not blend with the renovated part, incorporating the current façade, in a seamless way. More importantly, that the 4-story add-on will not visually "fit" with the surrounding buildings, as the Excelsior Office complex is 3 stories in places, except for the North and South towers, which could be considered 4 stories. The headquarters building is probably considered only 2 and a ½ stories, as its top floor is only an attic. It is important that the aesthetics is maintained if the campus environment has merit and can be utilized as a future tourist magnet."*

BB-2 Response: A courthouse at the Timken site utilizing the existing corporate building would also include a new separate courthouse building. The two would most likely not be joined, with the exception of a pedestrian bridge. The existing corporate building is two stories, while the building across the street appears to vary in height but contain four stories in some locations. The current corporate building was constructed in the 1970s and exhibits distinctive, modern architecture, while the major building along Field Street, the renovated mill, is of a completely different style. It would be difficult to create a structure that matched both. However, any courthouse design at this site will be sensitive to aesthetics and will include a façade that will match the surrounding area to the maximum extent possible. Also see response to RR-1.

James and Loretta Marinelli (JLM) 12/23/05

JLM-1 Comment: *"The perceived disadvantage of the power generating unit next door is really a nonevent, I worked at Torin for a period of 2- years and I never heard that turbine running."* [Note to reader: Torin was a former business operation at the Nidec site]

JLM-1 Response: The generator tends to operate only during times of significant need and on an occasional basis. Based on the noise measurements taken as part of this EIE, noise levels while the generator is running are on the order of 10 decibels higher than ambient, a noticeable increase. Finally, as a worker inside the industrial Nidec building, the observer would likely be less sensitive to the generator noise over noises within the industrial building than that associated with a court proceeding. However, if the Nidec site was to be selected, it is expected that mitigation such as soundproofing would help minimize any impact on court proceedings.

3 Oral Comments and Responses

3.1 Summary

A total of fifteen (15) speakers presented oral comments at the public hearing held December 14, 2005. Several of the commenters provided written copies of their speeches or additional written comments as well. In the case that the oral comments were the same as the written comments, responses to comments were provided in the written comments sections and are cross-referenced. The names of those presenting oral commentary are listed below in the order in which they spoke at the public hearing:

1. Mayor Ryan Bingham – Mayor of Torrington
2. State Senator Andrew Roraback
3. State Representative Roberta Willis
4. State Representative Anne Ruwet
5. Mr. Sam Slaiby – Torrington Housing Authority
6. Ms. Sally Bergad
7. Mr. Tom Hill III
8. Mr. Jack Lynch
9. Mr. Jeff Lalonde – Torrington Development Corporation
10. Mr. Robert J. Raleigh
11. Mr. Mike Rybak – Litchfield County Bar Association
12. Mr. Bill Conti
13. Mr. John Neshko, Jr.
14. Mr. Andrew Nargi
15. Mr. Tim Sullivan

The public hearing was recorded by a stenographer and transcripts were prepared as presented in Attachment E. For purposes of clarity and brevity, oral comments have been summarized and responses to the comments provided in this Section. Comments and responses were identified and coded in the same manner as the written comments. As stated above, many of the oral comments were duplicative of written comments. In such instances, the reader is directed to the corresponding written comment and response. Where an oral commenter did not provide written comments, then the comments as recorded in the transcript are summarized or paraphrased, followed by a response to that comment.

3.2 Responses to Oral Comments

Mr. Sam Slaiby (SS)

SS-1 Comment regarding Nidec: “...one of the features that has been put forward as a main part of the Torrington downtown redevelopment is the river walk. And the Nidec site is directly across from Fuessenich Park...”

SS-1 Response: The Nidec site is located directly across the river from Fuessenich Park. As indicated in the EIE, development of a courthouse at this site could provide an aesthetic improvement to the area, over current conditions. See response JL-1 for information regarding the riverwalk.

SS-2 Comment regarding the Kelley site: *"...I think its proximity to downtown which is a little closer than the Nidec site and the type of parking it's going to have that will also be complementary to the parking needs of downtown Torrington make the Kelley site a more viable site for retail than the Nidec site would be."*

SS-2 Response: The Kelley site currently houses municipal parking, while the Nidec site only houses private parking for the onsite businesses. Independent of a specific site, development for the courthouse will have dedicated parking, with no parking available for non-courthouse related public use (See response DEP-5). As such, use of the Kelley site would represent a municipal parking loss in the immediate downtown area, while development of Nidec or Timken would not. The proximity of the Kelley site to other retail areas in the City makes that site more likely as a location for retail than the location of the Nidec site.

SS-3 Comment regarding Timken: *"...it's a little further removed from the downtown area than the other two sites. And I don't believe that it will be as conducive to alluring foot traffic to downtown Torrington as that of the Nidec or the Kelley site."*

SS-3 Response: See response to MF-1.

SS-4 Comment regarding Timken: *"...the closing of Clark Street which has become, a main east/west artery linking Migeon Avenue with Main Street, I think would aggravate an already problematic traffic situation we have there. To detour the traffic from Clark Street around Munson in back, those other two streets that would form that U are very, very narrow...you would have to widen those streets as well and it really would go nowhere."*

SS-4 Response: Only a short portion of Clark Street would be closed, from Clinton Street to Field Street (one block at the terminus of the street). Access to Field Street would still be provided by the larger, more direct east-west streets (Pearl Street to the south or Forest, James, or North Streets to the north). Clark Street does not directly connect to Migeon Avenue; rather it terminates at Field Street. Pearl Street directly connects Migeon Avenue with Main Street. There do not appear to be traffic issues in the vicinity of the site, based on traffic counts and site observations. According to the traffic analysis, intersections in the vicinity of this site currently operate at Level of Service A or B under future conditions, with or without the courthouse. Implementation of the downtown redevelopment improvements would reduce the operation of one intersection in the area to Level of Service C in the PM peak hour, however, the majority of the intersections would still operate at Level of Service A. Finally, traffic would not be detoured around the "U" shaped road created by Clark Street, Clinton Street, and Munson Avenue. Traffic accessing the parcels on Clark Street would continue to do so,

accessing Clark Street from Prospect Street. Residents of Clinton and Munson would also continue to access their properties from Prospect.

SS-5 Comment regarding Nidec: *"I think those properties would eventually just because of the power of the presence of the courthouse would change the character and uses of that area from what they presently are."*

SS-5 Response: Based on current zoning, the area surrounding the Nidec site is zoned Industrial. The majority of the opposite side of Franklin Drive from the Nidec facility is occupied by the jet engine generator and an electrical substation. These land uses are not anticipated to change in the future and no significant future change in aesthetics on this portion of the street is anticipated. Commercial and residential areas to the north of the Nidec site, along the Route 202 corridor and outside of the industrial zone, could potentially improve and undergo redevelopment, with the courthouse in this location as an impetus.

Ms. Sally Bergad (SB)

SB-1 Comment regarding Nidec: *"Construction there could be an impetus for the future development and cleanup of the Naugatuck River site and the neighborhood that is adjacent to the Nidec site."*

SB-1 Response: See response to SS-5.

SB-2 Comment regarding Nidec site: *"Another important attribute of this site is its accessibility from Route 8. That most definitely would prevent a lot of internal traffic chaos. It's also easily accessible from Route 202 coming from Litchfield. That traffic would not have to traverse internal streets either. The other two sites I think will create major traffic snarls..."*

SB-2 Response: See response to PR-1.

SB-3 Comment regarding Kelley site: *"Isn't there some state statute that would say felons should not be across the street from an elementary school?"*

SB-3 Response: DPW and JB are not aware of any such statute regarding courthouse siting restrictions. However, the sensitivity of nearby receptors was considered in the site selection process. Appropriate security precautions are taken at all courthouses, regardless of location, as discussed in the EIE.

SB-4 Comment: *"The Timken site is so far removed from downtown ... that it's hard to envision employees or visitors strolling down to Main Street eateries and stores. That area does not invite people to even contemplate a Main Street."*

SB-4 Response: See response to MF-1.

Mr. Tom Hill III (TH-O)

TH-O-1 Comment: *"Timken's probably the simplest site, and it sucks the traffic all into downtown. I think that's very important."*

TH-O-1 Response: The Timken site is the only site that presents a reuse option and does not require building demolition. DPW and JB concur that construction at this site would appear to be simpler than other sites. Arrival routes would be similar to the other sites and would put visitors through the general downtown area for those arriving from Routes 202, Route 8, or Main Street.

TH-O-2 Comment: *"I think the Kelley site is as good if you can work out something on parking. The young lady said that the parking garage can be only for the court, but nationally parking technology today...one garage can serve many constituencies 24 hours a day and the security concerns can easily be taken care of."*

TH-O-2 Response: See response to DEP-5.

TH-O-3 Comment: *"If the Nidec site were going to be used, I think you have to give major consideration to the loss of 127 jobs in what is that change in manufacturing; what is the cost to move them."*

TH-O-3 Response: See response to RK-1. DPW and JB did give serious consideration to the potential loss of jobs associated with the Nidec site. DPW and JB would support efforts by the City and Nidec to relocate businesses in Torrington, as appropriate, if the Nidec site was to be selected.

TH-O-4 Comment regarding Nidec: *"I think you would want to have the linkage of the river walk and the other crummy buildings in the neighborhood as part of the project so that the Nidec is connected to the downtown."*

TH-O-4 Response: See response to JL-1.

Mr. Jack Lynch (JL2)

JL2-1 Comment: *"The only way I think Nidec could work is if the river walk project was incorporated with it because I don't think anybody is going to go to the courthouse either working there or going there for any other reason and then walk down Franklin Street to the downtown. It's not going to happen unless there is a river walk going along with it."*

JL2-1 Response: See responses to JL-1 and SS-1. The immediate downtown area represents the closest services (restaurants, shops) to the site. Therefore, it is likely that if courthouse users were planning on using local services, they would access the

downtown area via foot or vehicle. Connection to a riverwalk would potentially enhance the attractiveness of downtown services for courthouse employees and visitors.

JL2-2 Comment: *"Is there way they can use that parking garage for public use?"*

JL2-2 Response: See response to DEP-5.

JL2-3 Comment: *"I think Timken is probably the easiest in construction and planning to build, but I don't think that would draw people downtown."*

JL2-3 Response: See response to MF-1.

Mr. Jeff Lalonde (JL-O)

Comments not addressed in written comment submittal:

JL-O-1 Comment regarding Nidec site: *"the courthouse at Nidec would prompt investment in a currently blighted area. It would have a significantly favorable impact to the mixed-use development plans in the downtown project."*

JL-O-1 Response: Development of the Nidec site as a courthouse would reserve the Kelley site for major retail, in accordance with local plans. It would be an extension of the general downtown area. Courthouse development at this site could change limited land uses in the area, although the electrical substation and jet power generator would remain and dominate Franklin Drive in the vicinity of the courthouse.

JL-O-2 Comment: *"Our board did express a concern for the relocation of 127 jobs, hoping that those jobs would relocate within the City of Torrington. However, the board also suggested that the site of Nidec might spur redevelopment in the Center Street-Franklin Street area..."*

JL-O-2 Response: See response to RK-1 and JL-O-1. Since there is limited land available for business use along Franklin Drive, it is unlikely that land uses will significantly change along this corridor. However, the Center Street/Franklin Street area may see improvements in patronage of businesses if the area is redeveloped and made attractive to courthouse visitors, if the Nidec site was to be selected.

JL-O-3 Comment: *"Not only would it be more difficult to attract national retailers to an area with limited parking, it would also hinder the City's efforts in encouraging visitors to downtown, the Torrington Development Corporation urges shared parking at any courthouse site selected."*

JL-O-3 Response: See response to DEP-5.

Mr. Mike Rybak (MR)

MR-1 Comment: *"We cannot wait until the year 2010 to make the Litchfield courthouse safe and secure. Those who work in the courthouse, those who come as jurors and litigants and witnesses, those who practice there as attorneys need a safe and secure facility now, not in the year 2010."*

MR-1 Response: The improvements to the existing Litchfield Judicial District Courthouse located in Litchfield can develop independently of the new courthouse construction. At this time, the DPW and JB are in the process of contracting for an architectural feasibility study of the existing courthouse. All efforts will be made to provide improvements to this courthouse as soon as possible.

Mr. Andrew Nargi (AN)

AN-1 Comment regarding Timken site: *"...the fact that [Timken] is such a huge parcel, an important parcel of industry property in Torrington, I feel that taking out a portion of that property for the courthouse would have a long-term detriment to developing that property in the future at a level which would be consistent with the path of large scale industrial use that property once served."*

AN-1 Response: Preliminary redevelopment concepts set forth by Timken's consultant have shown the existing facilities divided into a series of smaller developments, in a campus like setting. A hotel and conference center, a health club, retail space, office space, and residential areas have been proposed. It would appear that a courthouse could fit into this concept. Legal offices, stores, and restaurants could easily be conceived as an extension of the courthouse development. Having a new regionally important development on this site could prompt others to invest in the remaining portions of the facility. Since purchase of the entire facility for future industrial development is unlikely, the most beneficial reuse of the parcel that is consistent with the surrounding community must be considered. Such a multi-use redevelopment project as the one proposed would benefit the community and have less potential for environmental impacts, as compared to the prior industrial uses.

Mr. Tim Sullivan (TS)

TS-1 Comment: *"...we would recommend to the community is that we look strongly at responsible contractors, local hires, state-certified apprenticeship programs, and public accountability for funds. These are all important issues."*

TS-1 Response: See response to JL-6.



State of Connecticut
Department of Economic and
Community Development

December 21, 2005

Mr. Joseph McMahon
Director of Facilities
Judicial Branch
90 Washington Street
Hartford, CT 06106

Re: **Environmental Impact Evaluation (EIE) for the Proposed Litchfield Judicial District Courthouse at Torrington, Connecticut**

Dear Mr. McMahon:

The Department of Economic and Community Development (DECD) submit the following comments for your consideration regarding the Department of Public Work's (DPW) Litchfield County Courthouse EIE on issues specifically related to the City's downtown redevelopment plan.

1. The Department of Economic and Community Development, is currently conducting a coordinated but independent CEPA study in support of the proposed Torrington Downtown Redevelopment. One of the proposed courthouse sites, referred to as the Kelley site, has also been identified by the City's master plan as the primary site for commercial development. Upon the DPW's selection of the courthouse preferred site and issuing the Record of Decision to the Office of Policy and Management, the DECD will recommence the Downtown EIE process. The DECD anticipates circulating the EIE in the early part of 2006 with a Spring 2006 Record of Decision. | DECD-1
2. It is not clear from the EIE which site is the preferred site. Since the preferred site is not named, the document needs to provide enough information for reviewers and decision makers to be able to understand all of the environmental impacts of each site presented. | DECD-2
3. The EIE acknowledges that the Kelley site has been identified, as a site for retail development by the Torrington Conceptual Master Plan for the Downtown Area, but states that the impact on the retail setting proposed for Water Street is unclear (pg 3-96). It is apparent that locating the courthouse on this site would preclude the use of a key downtown property for retail/commercial development, as | DECD-3

proposed in the Master Plan, which would seem to constitute a potential economic impact to the City.

DECD-3

4. While the EIE acknowledges a loss in property tax revenue from all of the courthouse sites (to be offset by a PILOT), and mentions patronage at eateries and businesses by courthouse employees and visitors (pg. 3-100), it is not clear from the EIE what the economic effects (beneficial or adverse) of a courthouse within the downtown area would be. Detailed information on these effects, based upon previous experience with courthouses in other locations, would facilitate an understanding of how the presence of the courthouse would integrate with downtown revitalization.

DECD-4

5. The EIE discusses the impacts to the City's municipal parking lot, which is part of the proposed Kelcy site. Parking has been a key issue/problem in the downtown. Also mentioned is the care taken in the transport of detainees (safety precautions, visual screening), but it does not discuss how the operation of a courthouse is compatible with the City's plans to revitalize the downtown. Discussion of these social and economic effects would be a reasonable addition to the document.

DECD-5

The Department of Economic and Community Development appreciates the opportunity to provide the Judicial Branch and the Department of Public Works with evaluations of environmental impact pursuant to CEPA. Please feel free to contact me at (860) 270-8140 if you have any questions or comments pertaining to this letter.

Sincerely,



Chet Camarata

Executive Director

Office of Infrastructure and Real Estate

cc : File
C. Emery
K. Hall/Maguire
P. Simmons/DECD
R. Terrell/DECD



STATE OF CONNECTICUT

DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF ENVIRONMENTAL REVIEW

79 ELM STREET, HARTFORD, CT 06106-5127

To: Joseph McMahon - Director of Facilities
Judicial Branch - 90 Washington Street, Hartford

From: David J. Fox - Senior Environmental Analyst **Telephone:** (860) 424-4111

Date: December 23, 2005 **E-Mail:** david.fox@po.state.ct.us

Subject: Litchfield Judicial District Courthouse

The Department of Environmental Protection has reviewed the Environmental Impact Evaluation (EIE) for construction of a new Litchfield Judicial District Courthouse at one of three sites in Torrington. The following comments are submitted for your consideration.

The Department commends the Judicial Branch and the Department of Public Works for integrating selection of a site for the regional courthouse with the CEPA process. Including all nine sites that met the requirements of the Request for Proposal during the scoping process allowed public input on a broad array of alternatives. Our review of the Candidate Site Evaluation Matrix in the EIE reveals that location in proximity to downtown was an influential factor in the selection of the three shortlisted candidate sites evaluated in the document. This outcome is entirely consistent with policies in the *Conservation and Development Policies Plan for Connecticut, 2005-2010* which assigns the highest priority for development to areas designated Regional Centers. The Department supports this decision which will, in the words of the plan, help redevelop and revitalize the economic, social, and physical environment of one of the state's traditional centers of industry and commerce.

One result of initiating CEPA review early in the planning process is that the various site plans in the EIE are conceptual in nature, with less detail than typically presented in documents prepared for projects where siting has already been decided. Our comments therefore are similarly less detailed and more conceptual in nature.

In discussing the Nidec site, page 3-72 states that "it is expected that the project could be configured to avoid work riverward of the State SCEL boundaries." The EIE also notes that disturbance beyond the regulated boundary would require a permit. For the most part, the SCEL boundary for the Naugatuck River West Branch is coincident with the retaining wall on the property. The applicant should be aware that there is one location where the regulatory line extends slightly landward of the wall. In addition, page 3-43 states that the existing stormwater outfall could be retained. If it is to be replaced, it will likely require a permit and may qualify for a general permit. The Inland Water Resources Division should be consulted regarding potential SCEL requirements.

DEP-1

DEP-2

Page 3-77 states that no work within the narrow riparian corridor is expected and that "efforts would be made to provide a sensitive design which would buffer the riverine corridor and proposed Naugatuck Greenway through vegetation and aesthetic enhancements." Although the site conceptual sketch is not intended to present the proposed layout of the courthouse site, Figure 2-13 depicts the parking lot extending virtually to the riverbank. Given the intent to avoid the need for SCEL authorization, it is anticipated that, at a minimum, development activities would be confined to areas landward of the existing wall and that any existing riparian vegetation on the riverward side would remain. The Department would like to reiterate that opportunities to provide additional vegetative buffer along the river corridors on the western and southern boundaries of the Nidec site should be explored. For further information and assistance in planning and designing riverine mitigation measures, please contact Don Mysling of the Fisheries Division at (860) 567-8998.

DEP-3

At this stage of project planning, the statement, pertaining to all three sites, on page 3-45 that "an appropriate onsite stormwater collection system would be designed to meet the performance standards of the DEP Stormwater Quality Manual" and the conceptual discussion in section 3.2.2 are sufficient. The Department would like to make two specific recommendations regarding stormwater from the Nidec site, if it is selected, given its location adjacent to the Naugatuck River. The mitigation of potential adverse impacts to the cold water fishery of the discharge of stormwater with elevated temperatures should be considered in selection of treatment practices. In addition, snow removal practices should be employed to insure that snow is not plowed into piles along the river, so that sand and salt from parking lots are not discharged into the river each spring.

DEP-4

Page 3-17 states that the parking garage at the Kelley site could not be open to the public for municipal uses, due to security concerns. It is not known whether the same security considerations apply to surface lots proposed at the other two sites. The Northwestern Connecticut Council of Governments and the Litchfield Hills Council of Elected Officials have conducted a study to identify strategies to reduce the area of impervious surface dedicated to parking in the northwestern part of the state. Shared parking was identified as a creative option well suited to downtown areas that would increase land use efficiency and reduce overall impervious surface with its attendant water quality impacts. The Department recommends that shared parking be considered at whichever site is selected if there are nearby land uses with nighttime and weekend peak parking demands. Such an arrangement would complement the operational changes to mitigate parking needs described on page 1-9.

DEP-5

DEP-6

The Department's standard recommendation concerning stormwater management measures for parking structures, which follows, should be followed if the Kelley site is selected.

DEP-7

Stormwater management for parking garages typically should involve two separate collection systems designed to treat the runoff from different types of parking areas. Any exposed parking levels will produce a high volume of runoff with relatively low concentrations of pollutants. Runoff from such areas should be directed to the storm sewer system and the collection system should include controls to remove sediment and oil or grease. A gross particle separator is recommended for this purpose. Advanced designs for gross particle separators have been developed, such as

Vortech, Downstream Defender and Stormceptor, that the Department believes are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Interior levels of the garage will produce a low volume of runoff with relatively high concentrations of pollutants. In addition, the need for cleaning of the garage must be considered and floor washwater cannot be directed to a stormwater sewer system. Runoff from interior areas should be directed to the sanitary sewer system, again with appropriate treatment. An oil separator tank with a capacity of at least 1000 gallons is required. A licensed waste oil hauler must clean the tank at least once a year. A list of certified haulers can be obtained from the Bureau of Waste Management at (860) 424-3366. The discharge of floor washwater is covered under a *General Permit for Miscellaneous Discharges of Sewer Compatible Wastewater* as building maintenance wastewater. Registration is required for discharges greater than 5000 gallons per day. For further information concerning stormwater management, contact the Bureau of Water Management at (860) 424-3018. A fact sheet describing the permit and the registration form may be downloaded at:

<http://dep.state.ct.us/pao/download.htm#MiscellaneousGP>.

As discussed on page 3-68, changes to the existing stormwater management systems at any of the three sites may require certification that the project complies with the stormwater management standards specified in section 25-68h-3 of the RCSA if the changes are determined to be significant by the DEP. This requirement would be triggered if the project increases the impervious surface or runoff coefficients of the site, alters existing drainage patterns or times of concentration, or changes the timing of runoff in relation to adjacent watersheds.

Page 3-75 notes that the conclusion that there are no wetlands on any of the three sites is based on mapping and field review of the three sites. If there are any undeveloped areas within the project sites, it should be confirmed that a certified soil scientist was involved in the review. In addition, page 3-66 describes the soil classification of the Nidec site as: "Udorthents, flood control soils. These soils are listed as non-wetland and non-hydric." The terminology of flood control soils is unfamiliar and should be explained. Udorthents soils may be floodplain or regulated wetland soils. Again, a certified soil scientist should make this determination, if there are any undeveloped areas within the site.

As noted on page 3-49, the EIE includes only preliminary information regarding the potential presence of oil or hazardous materials on each of the three sites. Page 6-2 states that "the DPW and JB will work with DEP to develop and implement remedial action plans that result in compliance with State environmental regulations." For each of the sites, the Department recommends that additional environmental data be collected prior to the State accepting responsibility for any remedial measures which will be required. It is also recommended that the Department be allowed to review the existing environmental site assessment reports available for these sites, in order to better advise DPW concerning which issues are the most important to be addressed prior to the completion of the site selection

DEP-8

DEP-9

DEP-10

DEP-11

process. The appropriate contact is Maurice Hamel of the Waste Bureau, Remediation Section who may be reached at (860) 424-3787.

The site specific comments which follow focus on the adequacy of the individual summaries of site assessments and the information provided in general, along with other items not covered in the EIE which are likely to require additional investigation and remediation. The review by the Remediation Section did not include issues related to asbestos containing material or lead paint.

Kelley Site

- No monitoring wells were installed at the site, because no saturated overburden was encountered before the shallow bedrock was encountered. This lack of water quality data makes it difficult to properly evaluate the potential magnitude of the remedial effort that will be necessary. Given the site's extended history as a bus terminal and reportedly a fuel retailer (public comment letter by L. Paige), it is possible that a oil recovery system extending into bedrock might also be required. DEP-12
- A soil sample collected beneath a former degreasing station contained low levels of tetrachloroethylene (PCE), a chlorinated solvent. This indicates that the site had not always limited its degreasers to petroleum-based compounds. Without having the full site assessment report to review, it must be assumed that follow-up testing will be needed to determine whether this low level detection is part of a bigger problem. DEP-13
- Based on DEP experience with similar clean-ups, including the Vernon Street Bus Garage in Hartford, it should be anticipated that extensive soil removal may be required at the site. While it is likely that contaminated soil would be allowed to remain on the site with an environmental land use restriction (ELUR), this would only be the case if the level of petroleum contamination is relatively low and the materials released are neither hazardous nor mobile. DEP-14
- Without a better characterization of the contaminants at the site, it is unclear to what extent use of an ELUR would actually be appropriate. Issues such as the presence of other contaminants in the oil adhering to the soil (such as PCBs and volatile organics) would need to be evaluated. Also the on-site and off-site health risks associated with volatilization of lighter-weight organic compounds (Volatilization Criteria) or the potential for further leaching of contaminants (Pollutant Mobility Criteria) would need to be evaluated. DEP-15
- Much of the remedial activities which appear to be needed at the site could be coordinated with the demolition of the buildings and site preparation for new construction. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced. DEP-16

Timken Site

- The recommendations in the September 29, 2005 preliminary findings report by O'Reilly, Talbot & Okum Associates (OTO) assume that no on-site source of contamination is present on the Timken site. The EIE does not provide sufficient information for the DEP to evaluate the appropriateness of this assumption. A "commercial cleaner and dyer" is reported to have operated on some unspecified portion of the site from 1941-'61. Without further information about the nature and location of this operation, it should be assumed that dry cleaning fluids (chlorinated solvents) might have been used at the site. DEP-17
- In the event that additional sources of contamination are identified on the property, contractual agreements could be made with the parties to the previous transfer to take responsibility for the additional investigation and remediation costs. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced. DEP-18
- The report indicated that trichloroethylene (TCE) and its breakdown products were present in an unspecified monitoring well at 30,000 ug/l, suggesting it is likely that free phase solvent or dense non-aqueous phase liquid (DNAPL) is present in the environment nearby. An Environmental Condition Assessment Form (ECAAF) submitted to the DEP at the time of this site's 2003 transfer did not indicate that a monitoring well was on this property. The EIE infers that the source of this release is the former Torrington Company Excelsior Plant. DEP-19
- It would be prudent to further evaluate the extent of contaminant migration onto both Parcels A and B of the Timken site from the adjacent Excelsior Plant. While an owner of the Timken site, as a downgradient property owner, would not be held responsible for remediating the effect of dissolved pollutant migrating onto their property, such pollution can add to construction costs related to treatment during site dewatering, disposal costs for contaminated soils excavated during construction below the seasonal high watertable, and general worker health and safety requirements during the construction activities on such a site. DEP-20
- Construction costs related to the presence of the upgradient contaminant plume could be imposed upon the party performing the remediation at the Excelsior Plant. However for planning purposes, OTO is correct in not assuming that the responsible party would remain viable to assume these additional construction costs. DEP-21
- Similarly, the upgradient exemption does not apply to undissolved DNAPL that might have migrated onto the property from the adjacent facility. If the responsible party cannot for some reason adequately remediate the DNAPL which might have migrated on the Timken site, the landowner of this site would ultimately be liable for the cost of addressing that pollution. The liability associated with assuming responsibility for the remediation of DNAPL can easily exceed a million dollars. DEP-22
- The OTO report indicates that Parcel A was the subject of a Form I filing in 2003, when Ingersoll Rand sold the property to Timken. If no sources of contamination are found on DEP-23

the site during the due diligence phase of site review, then no additional filings would be required for subsequent transfers of the site under 22a-134a(1) CGS. This assumes that no further activities have occurred on the site after that filing which would make the site an establishment under that statute and that the original investigation performed was done in accordance with prevailing standards and guidelines.

DEP-
CONT.

- If in fact the source of the groundwater contamination is off-site, it would not be necessary to place an environmental land use restriction (ELUR) on the land records of the Timken site prohibiting residential use of the site. An ELUR is considered part of a remedial program and the "remediation" of those releases is not the responsibility of the owner of this downgradient property.

DEP-24

Nidec Site

- The general approach to the next phase of investigation which had been proposed by LEA in May 2001 appears appropriate, however few specifics were provided in the EIE. For the DEP to better evaluate the appropriateness of the assessment which has been made for this site, it would be useful to review the environmental reports concerning this site in relation to: the waste oil historically used on the parking lots; the appropriateness of the placement of monitoring wells in relation to the potential release areas; the constituents of concern sampled in various locations; and the number of rounds of sampling for these constituents.
- Much of the remedial activities which appear to be needed at the site could be coordinated with the demolition of the buildings and site preparation for new construction. However, if the previous owner/operator maintains direct control of the remediation, rather than DPW, delays in construction activities could be experienced.

DEP-25

DEP-26

During scoping for this project, the Department recommended that the courthouse be designed and constructed incorporating energy efficiency requirements, noting that one way to accomplish this is to require the building to be LEED™ certified. The April 2002 EIE for the Litchfield Courthouse stated that it would be a "Green Building" and that "all LEED standards would be considered, wherever applicable in the design and construction of the proposed regional courthouse facility. Additionally, consideration would be given to adopting a policy on environmental compliance, recycling, and pollution prevention." This EIE does not discuss measures to conserve energy in the design or operation of the courthouse. The Department urges that energy conservation be a primary factor in the design of the new building. A *Connecticut Climate Change Action Plan 2005* has been developed that will help the State meet the goals and targets established in the *New England Governors/Eastern Canadian Premiers Climate Change Action Plan*. One of the Recommended Actions of the State's Plan, which has been codified in section 22a-200a of the Connecticut General Statutes (CGS), is for high performance energy requirements in the construction of new State buildings. The Department again recommends that LEED™ certification be considered for the courthouse.

DEP-27

The traffic analysis reveals that only one intersection, Main Street at East Main Street, would operate with an LOS less than D. This is the case even in the no-build scenario. The traffic improvements proposed under the Downtown Redevelopment Plan would improve this intersection to LOS D. However, if the Kelley site is selected, significant additional traffic

would be induced at this location. For example, 119 vehicles would be added to the existing 220 eastbound on East Main Street in the p.m. peak. The right turning movement to South Main Street southbound would also be affected, with 49 cars added to the existing 75 during the evening peak. The EIE should discuss the timing of the proposed roadway improvements in relation to the construction of the courthouse. If the Kelley site is selected, a contingency plan to insure that improvements to this intersection are accomplished in a timely manner may be warranted. DEP-28

The EIE states that contractor specifications will require certain diesel-powered, non-road construction equipment to be retrofitted with emission control devices and will limit the idling of mobile sources to 3 minutes pursuant to Section 22a-174-18(b)(3)(C) of the RCSA. The Department applauds both the Department of Public Works and the of Judicial Branch for implementing these important air quality mitigation measures

Thank you for the opportunity to review this project. If there are any questions regarding these comments, please contact me.

cc: David Wlodkowski, DPW
Jeff Bolton, DPW
Gina McCarthy, DEP/COMM
Robert Kaliszewski, DEP/OPPD
Jeff Caiola, DEP/IWRD
Maurice Hamel, DEP/WPSD

Bill Menz, DEP/APSD
Don Mysling, DEP/IFD
Susan Peterson, DEP/WPSD
Steven Tessitore, DEP/IWRD
Kim Trella, DEP/OPPD
Sharon Yurasevecz, DEP/IWRD

From: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>
To: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
Cc: "Wlodkowski, David" <David.Wlodkowski@po.state.ct.us>, "Steve Lecco" <SLecco@b-e-c.com>
Date: 12/20/2005 09:37 AM
Subject: DOT Torrington EIE Comments

Steve Delpapa from DOT called saying they have no comments on the EIE.

Jeff

Jeffrey S. Bolton

Environmental Analyst III

Connecticut Department of Public Works

Technical Services - Environmental Planning

165 Capitol Avenue, Room 275

Hartford, Connecticut 06106

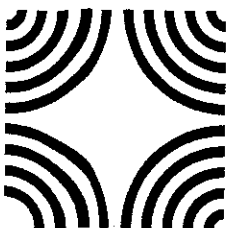
Phone: (860) 713-5706 Fax: (860) 713-7250

Email: jeffrey.bolton@po.state.ct.us

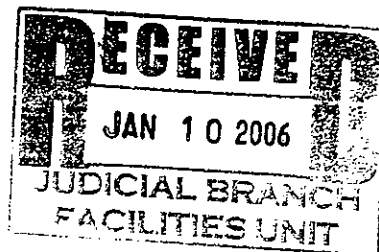
Web: <http://www.ct.gov/dpw/>

Attachments:

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File: ATT00002.html (Shown Inline)	Size: 6k	Content Type: text/html



Connecticut Commission on Culture & Tourism



January 5, 2006

Historic Preservation
& Museum Division

Mr. Joseph McMahon
Director of Facilities
Judicial Branch
90 Washington Street
Hartford, CT 06106

59 South Prospect Street
Hartford, Connecticut
06106

(v) 860.566.3005
(f) 860.566.5078

Subject: Environmental Impact Evaluation
Litchfield Judicial District Courthouse
Torrington, Connecticut
DPW Project BI-JD-239

Dear Mr. McMahon:

The State Historic Preservation Office is in receipt of the above-referenced document, submitted for review and comment pursuant to the Connecticut Environmental Policy Act.

This office has undertaken an in-depth review of the three short-listed sites: Nidec, Timken, and Kelley. In our opinion, the EIE correctly identifies the above-ground cultural resources effected by the proposed Courthouse construction, namely the Water Street National Register Historic District. Four structures contributing to the significance of that district are within the boundaries of the Kelley site. Demolition of those buildings would, by definition, result in an adverse effect to cultural resources in accordance with CEPA.

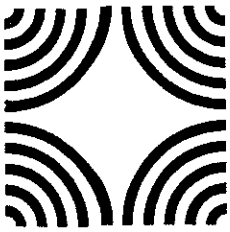
SHPO-1

A discussion of mitigation is only appropriate in cases where it has been successfully demonstrated that there is "no feasible and prudent alternative" to the proposed destruction. Given that two other sites for the project exist, we must decline at this time to comment on that section of the EIE pending further information. However, SHPO staff would be pleased to conduct a thorough on-site evaluation and to review additional materials which might substantiate such a finding at your request.

This office believes that none of the three sites possess archaeological sensitivity. Therefore, we anticipate that the undertaking should have no effect on below-ground resources pursuant to CEPA.

JUDICIAL BRANCH FACILITIES UNIT	
Director	Court Planner
Manager	Code / Safety
Security	Drafting
Design	Maintenance
X TORRINGTON	

COMMITTEE




Letter to Mr. McMahon
Page Two

The State Historic Preservation Office greatly appreciates the opportunity to provide the Judicial Branch and the Department of Public Works with this evaluation. Please contact Susan Chandler, Historical Architect, should you have additional questions concerning this matter.

Sincerely,

J. Paul Loether
Division Director and Deputy
State Historic Preservation Officer

c: Jennifer Aniskovich, CCT
Jeff Bolton, DPW

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: <David.Wlodkowski@po.state.ct.us>
Cc: <slecco@b-e-c.com>, "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>
Date: 12/16/2005 07:36 AM
Subject: FW: Propsed Courthouse in Torrington

This is the only "pre-hearing" email I received.
All future ones I will put you and Jeff and Steve on cc and you guys can forward out to whomever you want from there.
If you want me to send out to a standard list of folks send me the names and the email addresses.
Thanks
JPM

From: MCMAHON, Joseph
Sent: Tuesday, December 06, 2005 10:56 AM
To: Bolton, Jeffrey
Cc: Laura Jovino (Laura.Jovino@jud.state.ct.us)
Subject: FW: Propsed Courthouse in Torrington

Laura please start a file for the comments that are either mailed or emailed here.
Thanks
JPM

From: Joanne Avoletta [mailto:petitfleur@optonline.net]
Sent: Saturday, December 03, 2005 7:53 AM
To: MCMAHON, Joseph; david.wlodkowski@po.state.ct
Cc: Joanne Avoletta
Subject: Propsed Courthouse in Torrington

Dear Mr. McMahon and Mr. Wlodkowski:

I just received an update notice from the City of Torrington regarding the prepared Environmental Impact Evaluation(EIE) in accordance with the Conn. Environmental Policy Act(CEPA)

Is this a new policy? Does the new bill passed' HB6925' - An Act concerning IAQ have anything to do with this?.

I don't understand, the order of formal regulations, policies, procedures and practices because I'm just a mom very busy fighting to protect my childrens health and educational needs, however this meeting sounds professional and appears to cover some of the basic requirements, I think prior to a large project as that of a courthouse.

If this is an extra step in going through the approval process and its has nothing to do with the IAQ bill, it's most unfortunate this is a decade too late. I'm sure, we wouldn't have the problems we now have at the Torrington Middle School if these practices were in place when they rushed to build Torrington Middle School and decided to cut corners.

It's been leaking like a sieve ever since.

I remember reading a couple of years ago, the city of Torrington never even had a certificate of building occupancy until approximately 8 yrs later after this school opened only as a direct result of a newspaper reporters accidental investigation. If my memory is correct, I believe the city of Torrington only had an expired temporary pass? Maybe this is acceptable? I'm not positive because I don't claim to know what all these policies and procedures mean but what I do know the TMS roof still leaks.

Joanne Avoletta

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[2.0] File: winmail.dat Size: 6k Content Type: application/ms-tnef

Torrington Development Corporation

Statement on the Litchfield Judicial District Courthouse
Jeff Lalonde, President, TDC
December 14, 2005

On behalf of the full Board of Directors of the Torrington Development Corporation, I wish to express our desire to work with the State and facilitate the selection process of the Litchfield County Courthouse.

The TDC has been designated by the City as the development authority for the downtown redevelopment project. Our Board of Directors is an independent, nonpolitical Board made up of local business, cultural and government leaders. Upon careful review of the EIE and analysis of each site's potential impacts to the proposed downtown redevelopment project, we unanimously support a location at either Nidec or Timken.

A Courthouse at Nidec would prompt investment in a currently blighted area and would have a significantly favorable impact to the mixed-use development plans. In addition, a Courthouse situated on Franklin Drive would help contribute to improvements to the Route 202/ East Main Street corridor. The location would not negatively impact the retail development planned for Water Street and the proposed riverwalk along the Naugatuck River can provide a pedestrian linkage from the Courthouse to the downtown commercial area. JL-1

The Timken building would offer a securable, campus-like setting for the Courthouse. In addition, a Court use can be part of Timken's long-term mixed-use plan for the site. Like the Nidec location, the Timken site would not negatively impact the retail development planned for Water Street. The abandoned rail track north of Pearl Street can be converted to a road or a pedestrian connection providing a linkage to the downtown commercial district. JL-2

The TDC Board of Directors urges the Kelley site to be ruled out due to the negative impacts to the proposed downtown redevelopment project. The preferred conceptual master plan identifies 38,375-square feet of retail development at the Kelley and adjacent municipal parking lot site, which represents 21% of the overall development proposed for Water Street. The Kelley Bus Property represents the only sizable parcel that can accommodate a large anchor store, which is necessary to draw the appropriate traffic and other tenants into the project. JL-3

The Kelley site also represents a loss of downtown public parking. The preferred conceptual master plan identifies 307 public parking spaces at the Kelley Transit Property and adjacent municipally owned parking lot. A significant reduction in the amount of public parking would have a negative economic development effect; not only would it be more difficult to attract national retailers to an area with limited parking, it will also hinder the City's efforts in encouraging visitors to come to Downtown Torrington. In order to encourage visitors to downtown, the Torrington Development Corporation urges shared parking at the chosen courthouse site. JL-4
JL-5

Finally, to support our local economy, we request the State give hiring preference to our local labor force during the construction phase. JL-6

The TDC is excited about the prospect of the Courthouse project coming to Torrington, and we look forward to working with you to make it part of our larger downtown redevelopment plans.

A note from
John Neshko, Jr

To the New Mayor of Torrington
Mr. BINGHAM

Dear Mayor -

I AM JOHN NESHKO, JR. - A LAND
owner of 7 1/2 ACRES of TORRINGTON
Property that is centrally located
~~between~~ BETWEEN 4 Townships, i.e.
TORRINGTON, HARTLAND, NEW HARTFORD
AND WINGED. IT IS LOCATED BETWEEN
NEW RT 8 NORTH, AND THE WINGED RD.
TO THE WEST TO THE TORRINGTON
TOWN LINE ON THE NORTH AND A PAVED
DRIVEWAY ENTRANCE OFF PINE WOODS
PAVED ROAD ON ITS SOUTH END.

I WILL SELL IT FOR THE COURT HOUSE
LOCATION FOR 1. MILLION TAX FREE DOLLARS.
IT IS HEVILY WOODED ON A GLACIAL TERRACE
MOSTLY GRAVEL SAND, AND A NATIVE AMERICAN
SPRING ON THE SOUTH END.

4892228

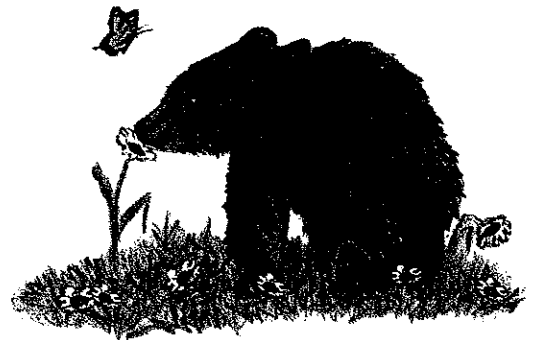


A note from
John Neshko, Jr

I OWN 7 1/2 ACRES OF TORRINGTON
PROPERTY THAT I CAN SELL
TO THE ~~WINGED~~ TOWN OF
LITCHFIELD COUNTY TOWNSHIPS FOR
THE BUILDING SITE OF THE
COUNTY COURT-HOUSE.
PROPERTY LOCATION IS MORE
REGIONALLY LOCATED TO BE USED
SCHOOL SITE, JAIL, OR OTHER
MUNICIPALITYS
PROPERTY LIST NO. 4-LO
THE COSTS OF BUILDING
BE GRANTED BY THE STATE OF
CONN.

LIST NO 8033-R-04
8034-R-04

JN-1



14 DECEMBER 2005

THE TIMKEN SITE FOR COURTHOUSE USE

INTRODUCTION

THANK YOU FOR THIS OPPORTUNITY TO COMMENT ON THE ENVIRONMENT
IMPACT EVALUATION REPORT. MY NAME IS ROBERT RALEIGH. I'M A
PROFESSIONAL ENGINEER, OWNER OF A LOCAL ENGINEERING FIRM, RALEIGH
ENGINEERING, AND A RESIDENT OF TORRINGTON. I AM ALSO A FORMER
EMPLOYEE OF THE TORRINGTON COMPANY, WHERE I WORKED AS A PLANT
ENGINEER FOR MANY YEARS. I JOIN WITH MANY TORRINGTON COMPANY
ALUMNI AND FRIENDS WHO BELIEVE THE PROPERTY NOW OWNED BY TIMKEN
AND OFFERED FOR COURTHOUSE USE IS A PREMIER PIECE OF REAL ESTATE
LENDING ITSELF WELL TO SUCH A TRANSITION. (INCIDENTALLY, A LIST OF THE
SIGNATURES IS ATTACHED TO A COPY OF THESE COMMENTS SUBMITTED
SEPARATELY.)

THE EIE REPORT

WE WANT TO THANK YOU FOR AN EXHAUSTIVE STUDY OF THE THREE SITES
SELECTED AS COURTHOUSE FINALISTS. AND IT IS ENCOURAGING TO KNOW THAT
OUR VIEWS REGARDING THE TIMKEN PROPERTY AS COURTHOUSE POTENTIAL
COMPARE FAVORABLY WITH THE DPW'S STUDY. FOR EXAMPLE:

- OF THE THREE SITES STUDIED, ONLY THE TIMKEN BUILDING IS SUITABLE
FOR RENOVATION. AS MENTIONED IN OUR MARCH 23 TESTIMONY, IT IS
OUR HOPE THAT THE BLENDING OF OLD AND NEW BUILDINGS WILL BE A
SEAMLESS ONE, FAVORING THE OLD, HISTORIC FAÇADE.

RR-1

➤ SECONDLY, IMPLICIT IN THE RENOVATION APPROACH IS THE NOTION THAT THE COURTHOUSE WILL TAKE LESS TIME TO BUILD, THUS ENABLING COURTHOUSE OPERATIONS TO TRANSITION MORE QUICKLY THAN WITH THE OTHER SITES. WITH THIS APPROACH, THE TAXPAYER COMES OUT A REAL WINNER WITH THE TIMKEN SITE.

RR-2

MANY PEOPLE FAVORING THE MORE EXPENSIVE SITES IN TERMS OF DEMOLITION, CONSTRUCTION, AND REMEDIATION MAY BE CONSIDERING THAT, SINCE THE STATE IS FINANCING THE COURTHOUSE'S CONSTRUCTION, THE TORRINGTON TAXPAYER IS SOMEHOW SPARED. WE SHOULDN'T FORGET THAT THE TORRINGTON TAXPAYER IS A CONNECTICUT TAXPAYER AS WELL.

➤ THIRDLY, PROSPECTS FOR DISPLAYING TORRINGTON'S HISTORICALLY SIGNIFICANT PAST BECOME MORE REALIZABLE AS THE COURTHOUSE WILL SIT IN THE MIDDLE OF A ONCE BUSTLING INDUSTRIAL OPERATION. RECENT REPORTS THAT TIMKEN WILL BE VACATING ADJOINING PROPERTY BETWEEN FOREST AND PEARL STREETS LEND SUPPORT TO THE HOPE THAT MORE BUILDINGS SITTING ON THAT PROPERTY CAN BE DEVELOPED IN LINE WITH AN HISTORIC THEME.

AT SOME POINT IN THE NEAR FUTURE, CONSIDERATION NEEDS TO BE GIVEN TO THE STANDARD PLANT, TOO, MUCH OF WHICH BORDERS ON ROUTE 4 IN THE NORTHEAST OF TOWN. PLANS MUST BE LAID NOW SO IT DOESN'T DETRACT FROM THE COURTHOUSE PROJECT OR THE WORK NECESSARY TO BRING THE NORTHEAST UP TO SPEED.

UPTOWN AND REVITALIZATION CONCERNS!

IT IS OUR OPINION THAT, WITH A COURTHOUSE CAMPUS DEVELOPING, TOURISM CAN BE ENHANCED—BENEFITTING NOT JUST A REVITALIZED DOWNTOWN CENTER BUT ALSO THE UPTOWN NORTH END. SITTING ASTRIDE BOTH THE CENTER AND THE NORTHEND, THIS CAMPUS CAN PROVIDE THE NORTHEND OF TORRINGTON WITH SOME OF THE ECONOMIC SUPPORT IT ONCE ENJOYED WHEN THE TORRINGTON COMPANY WAS IN FULL OPERATION—EMPLOYING AROUND 4,400 IN TORRINGTON AT ITS PEAK, AND AROUND 2,000 IN THE AREA OF THE TIMKEN BUILDING (FORMER TORRINGTON COMPANY HEADQUARTERS).

REPLACING THIS ECONOMIC INJECTION TO THE COMMUNITY, ESPECIALLY THE NORTHEND, WILL BE A CHALLENGE BUT A DENT CAN BE MADE BY MAKING THE COURTHOUSE OPERATION THE CENTERPIECE OF THE TWO BLOCK AREA BETWEEN PEARL AND FOREST STREETS. AS MENTIONED ABOVE, TIMKEN'S VACATING OF THE ENTIRE EXCELSIOR OFFICE COMPLEX IN MID-2006 OPENS UP SOME INTERESTING ALTERNATIVES FOR THOSE BUILDINGS LIKE SHOPS, SMALL MANUFACTURING, APARTMENTS, AND OFFICES. FURTHER, CONSIDERATION MIGHT BE GIVEN TO MOVING THE PEARL STREET GATEWAY TO THE ROUTE 4 INTERSECTION WITH MAIN STREET THUS ALLOWING TRAFFIC TO GO THROUGH THE NORTHEND TO GET TO THE DOWNTOWN CENTER, SHOPPING OR STOPPING ALONG THE WAY, IF NECESSARY.

AS DISCUSSED IN MARCH, PLACING THE COURTHOUSE AT THE TIMKEN SITE WILL PRESSURE CITY HALL TO MAKE THE SIDEWALKS, CURBINGS, AND ROADS

BETWEEN IT AND THE CENTER ATTRACTIVE TO NEIGHBORS AND TOURISTS ALIKE. BLIGHTED SIDEWALKS AND ROADWAYS SHOULD FIND NO HOME THERE! THE SAME SHOULD HOLD TRUE FOR THE PASSAGE WAYS BETWEEN "COURTHOUSE SQUARE" AND THE NORTHEAST MARKET DISTRICT. TRAVELERS, LOCAL CITIZENS, AND COURTHOUSE USERS SHOULD BE ABLE TO TRAVEL THE DISTANCES BETWEEN THE COURTHOUSE AREA AND THE TWO SHOPPING DISTRICTS WITH EASE.

AND, FINALLY, WE HAVE JUST A BRIEF COMMENT REGARDING THE NEGATIVE MEDIA BUZZ OF THE PAST SEVERAL WEEKS. THE IDEA HAS GOTTEN OUT THAT TIMKEN SHOULD NOT BE "REWARDED " WITH THE PURCHASE OF THEIR PROPERTY FOR DOWNSIZING ITS OPERATIONS LOCALLY. A PROBABLE FOUR TO EIGHT MILLION DOLLAR SAVINGS SHOULD NOT BE JEOPARDIZED BY THAT KIND OF ATTITUDE.

WE REALIZE MORE IS STILL TO BE REPORTED IN TERMS OF COSTS AND BENEFITS, ENLARGING THE DISPARITY BETWEEN THE TIMKEN LOCATION AND THE OTHER TWO SITES. BUT JUST ON THE BASIS OF THE COST SPREAD, THE NOD HAS TO GO TO THE TIMKEN SITE. IN THESE TOUGH ECONOMIC TIMES DEFERENCE HAS TO BE MADE TO THE TAXPAYER. TIMKEN PROVIDES THE LEAST COSTLY ALTERNATIVE AND AN IDEAL LOCALE. THE STATE NEEDS TO RECOMMEND IT AS THEIR COURTHOUSE LOCATION CHOICE.

AGAIN, THANK YOU FOR THE OPPORTUNITY TO COMMENT ON A FINE REPORT.

7-Oct-04

Letter to Mayor Quinn (attached):

Former employees—and friends—in support of former Torrington Co. buildings for Courthouse use.

Ozzy & E. Bagnasco	Daniel R. Josi
Poland W. Peppers	Michael Poland
Albert H. Brisco	Robert E. Smith
Thomas Cameron	Robert D. Cron
Patricia Delaport	Julian Phinetti
Daniel Ostrowsky	Camie Romagnolo
Robert V. Davis	Oliver J. Rezzullo
William Reynolds	Martin Boyajian
Roger L. Offland	Ann Chiodi
Aurelia Haag	C. E. Harwood
Harry Haag	Robert J. Raleigh
W. Thompson	Gerdy Pucia
W. C. Kazian	Laurie M. Connors
Bob R. [unclear]	Helen Johnson
Gail B. [unclear]	Sillan Crivella
Donald [unclear]	Mary A. Gutf
Sam H. [unclear]	Janet Thacker
Richard P. Shain	Deus Thwell
Paul Dinger	Berrie Maxwell
Harold Snyder	Anna J. Maniccia
Jim Magyar	Sergio Trilla
Michael [unclear]	Stacy Piacapini
David Royer	Ann Terencak
J. Lefty [unclear]	Optim [unclear]
Peter Fantasia	MM [unclear]

18-Nov-04

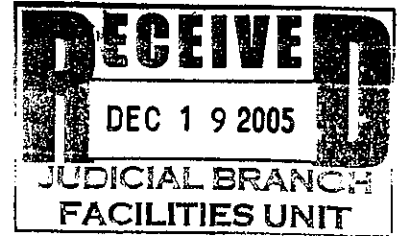
Letter to Mayor Quinn (attached):

Former employees—and friends—in support of former Torrington Co. buildings for Courthouse use.

Bruno E. Bagnaschi	David Jasmin
Roland W. Peters	Michael Boland
Albert H. Hricko	Robert E. Stoeckert
Thomas Crameri	Robert D. Cron
Patricia Dupret	Julian Chinatti
Daniel Ostrovsky	Canio Romaniello
Robert Downs	Oliver A. Renzullo
Willard Reynolds	Martin Boyajian
Roger L. Iffland	Ann Chinatti
Aurelia Haag	C. E. Harwood
Harry Haag	Robert J. Raleigh
J. H. Thompson	Anthony Laraia
P. R. Glazier	Lawrence M. Connors
Gene Lilley	Helen Johnson
Gail B. Marchand	Lillian Trivella
Diane Iffland	Mary A. Everett
David R. Iffland	Janet Thacker
Richard P. Shaia	Leno Trivella
Paul Dingee	Bernice Maxwell
Gordon Snyder	Anna S. Maniccia
Jim Magyar	Sergio Trivella
Michael Tomala	Stacia Giacopini
David Royer	Ann Ferencak
J. "Lefty" Silano	Ottorino Vannini
Peter Fantasia	Allen M. Nixon

Proposed Litchfield Judicial District Courthouse at Torrington
State of Connecticut DPW Project No. BI-JD-239

PUBLIC HEARING
7:00 p.m. December 14, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut



COMMENT SHEET

Name: Michael Domack Address: 119 Kinney ST. 2-K

Phone Number: 860 482-7986 Date: Dec. 15, 2005

I been resident in Torrington 40 years now and the most logical site for me would be NIDEC. IT'S closet to the Highway and that area of town is a EYEsore, That needs a facelift That New Court House will bring.

Please send post-marked comments by December 23, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/19/2005 08:17 AM
Subject: FW: Torrington, Court House Location

-----Original Message-----

From: Paul Rabeuf [mailto:paulrabeuf@hotmail.com]
Sent: Thursday, December 15, 2005 6:35 PM
To: MCMAHON, Joseph
Subject: Torrington, Court House Location

Dear Mr. McMahon:

As a resident of Torrington, CT for more that 30 years, and after owning a home on Oak ave for 12 years , next to the Nidek location. I feel the court house will be in the best location on the Nidek site. This will have a minimal effect on traffic in the center of town, which is already too much.
It will have quick access to route 8.

PR-1

Paul Rabeuf
218 Harvard Drive
Torrington, CT 06790

Attachments:

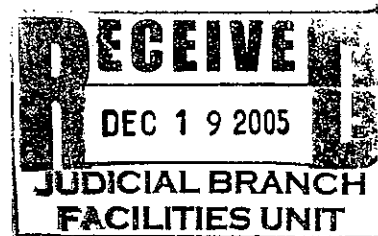
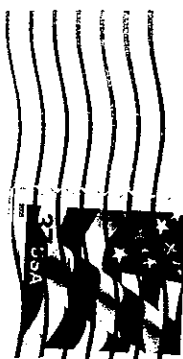
File: <u>ATT00001.txt</u> (Shown Inline)	Size: 1k	Content Type: text/plain
File: <u>winmail.dat</u>	Size: 2k	Content Type: application/ms-tnef

From: adele a sprucinski <adelesprucinski@juno.com>
To: joesph.mcmahon@jud.state.ct.us
Date: Thu, 15 Dec 2005 09:22:29 -0500
Subject: courthouse in torrington

DEAR MR.MCMAHON, I WOULD LIKE TO SENT YOU OUR PREFERENCE FOR THE SELECTION OF THE COURTHOUSE IN TORRINGTON. WE PREFER NIDEC ON FRANKLIN DR. THERE ARE MANY POSSIBILITIES TO CREATE A BEAUTIFUL COURTHOUSE AND AREA OF BEAUTIFING THE AREA UP TO TOWN ALONG THE RIVER AS A PARK WITH BENCHES ETC. PLUS PLANTINGS. IT IS ALSO CLOSE TO RT.8, PLENTY OF SPACE FOR PARKING.. WALTER AND ADELE SPRUCINSKI

*Walter & Adele
Sprucinski
Torrington Ct
06790*


*Sprucinski
55 Crystal Ln.
Torrington, Ct.
06790*



061064.15 0003

061064.15 0003

*Mr Joseph McMahon
Judicial Branch
90 Washington St.
Hartford Ct. 06106*

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: <David.Wlodkowski@po.state.ct.us>, "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <slecco@b-e-c.com>
Cc: <Laura.Jovino@jud.state.ct.us>
Date: 12/19/2005 07:44 AM
Subject: FW: Torrington Courthouse

From: bill La [mailto:sunrunner_1@yahoo.com]
Sent: Thursday, December 15, 2005 7:52 PM
To: MCMAHON, Joseph
Subject: Torrington Courthouse

Hello Mr. McMahon:

My name is Bill La Tulipe Sr. and I would like to comment on the new courthouse for Torrington Ct. I am aware of the sites currently under consideration and am concerned about it's placement. I have been a resident in Torrington my whole life and aware of the current downtown revitalization proposal to. I would like to take this opportunity to express some concerns.

I am not to fond of the site at the Kelly transit location do to traffic congestion on water street already being to crowded for emergency personnel police. fire and Emt's. Also church street being so close to the Vogel-Wetmore school that area of town cannot handle the bustle of everyday life in torrington now. I would be devastated if ! god forbid there was a problem in the past like at the other courthouses with shootings and or hostage situation. I wouldn't think you would want your child deliberately put in harms way if something did happen.

BLT-1

The Timken property is a potentially better choice do to the size and the area of town, being closer to the police station. Traffic can come off Rt 4 and travel to here will be more a direct route. Plus there can be more room for expansion in the future if need be. This site will need to be highly considered do to the offices currently there.

BLT-2


I also believe the Nidec property is a great site for it is so close to Rt 8 and kinda out of the way to affect directly traffic on the main street area but yet close to downtown. These are some of my concerns and opinions. I can be reached eithe! r by email or cell phone for further input if neccesary at 860-601-0204. Please help make the best choices for our community, this decision can help or hurt this town. Thanks for your time and allowing me to write about my thoughts.

BLT-3

Respectfully

Billy

Yahoo! Shopping

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/19/2005 07:49 AM
Subject: FW: Torrington Courthouse

From: David Dean [mailto:ddean@litchfieldcountycommercial.com]
Sent: Friday, December 16, 2005 11:06 AM
To: MCMAHON, Joseph
Cc: ddean@lccre.com
Subject: Torrington Courthouse

Dear Mr. McMahon:

Great Job in Torrington! You and your team came across as very professional and you certainly crossed your "T's" & dotted the "i's".

This is a followup to the mail that I sent you concerning the site that we are trying to sell on behalf of our client, Mr. Brickman. As you could tell from the crowd the NIDEC site is preferred for several reasons. By far, this site would have the most impact with the least amount of invasive downtown vehicle traffic. Rte. 8 is close by. I was surprised at the "jet engine" situation but the turning on twice a year to ensure proper functioning certainly could be done on non-courthouse hours. Our site would greatly improve your on-site and off-site traffic flow and parking. Not to mention it would remove one of the major "eye-sore's".

DED-1

DED-2

I'd like to know if the NIDEC site is chosen will you have an interest in making a reasonable offer (based upon an appraisal, of course) on our adjacent site (see attachment)? And, if so, what would be a reasonable time schedule of events?

Thank you for your efforts to date-

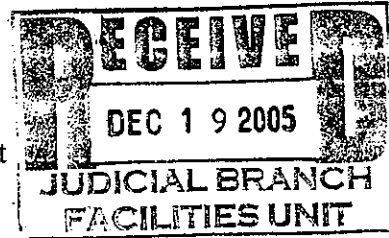
David E. Dean, ARM, CRB, GRI, E-Pro
Litchfield County Commercial
61 Main St., Torrington, CT 06790
(860) 489-9000-off. (860) 459-6009-cell (860) 482-5020-fax
ddean@lccre.com

[1.0] File: [ATT00001.txt](#) (Shown Inline) Size: 1k Content Type: text/plain

[2.0] File: [winmail.dat](#) Size: 452k Content Type: application/ms-tnef

Proposed Litchfield Judicial District Courthouse at Torrington
State of Connecticut DPW Project No. BI-JD-239

PUBLIC HEARING
7:00 p.m. December 14, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut



COMMENT SHEET

Name: Tom Hill ^{cc in store} Address: 50 Holmes Ave WBY Ct
Phone Number: (203) 575-0052 ^{x12} Date: 12/16/05 ⁰⁶⁷¹²

Dear Mr McMahon,
my Rankings:

Re: Nice hearing
+ my opinion.

- ① Kelly Site - if parking can be shared with patrol public 7 days per week - make Garage bigger! TH-1
- ② Tinker - Easy Campus convert. + pulls people in/ thru Downtown. TH-2
- ③ NIDec - Only works "if" Riverwalk + Demo of JWC facilities in neighborhood are a part of Ct house project.

Please send post-marked comments by December 23, 2005 to:

— Also, please don't lose 125 IND JOBS from the Ex. stng plant.

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

www.tomhill.com

OVER
Please,

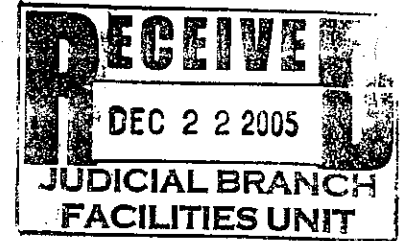
as I stated in my
testimony, ~~the~~ Ct
Urban Center's need
all the help they
can get to pull
"Suburbanites" with
the spendable dollars
back into those downtowns.

Thanks for the
opportunity to share
my opinions. Good luck
with the project.

Cordaley

Proposed Litchfield Judicial District Courthouse at Torrington
State of Connecticut DPW Project No. BI-JD-239

PUBLIC HEARING
7:00 p.m. December 14, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut



COMMENT SHEET

Name: Mark T. Johnson Address: 373 Prospect St. Torrington
Phone Number: 860/489-1878 Date: December 16, 2005

As a member of the Torrington and Litchfield legal community for 15 years, I wish to add my voice to those who are endorsing a speedy, but well considered, solution to the question of where and when a new courthouse will be built for the people of Connecticut.

In the final analysis, I do not favor one site over the other; rather, I would encourage all of Torrington and Litchfield to stand behind and support your ultimate decision.

Your efforts at the public hearing on December 14th were well received and greatly appreciated.

A handwritten signature in dark ink, appearing to read "Mark T. Johnson", written over a horizontal line.

Please send post-marked comments by December 23, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/19/2005 07:47 AM
Subject: FW: Torrington Court House

From: Carrie @ Insurance Works [mailto:insuranceworks@sbcglobal.net]
 Sent: Friday, December 16, 2005 10:30 AM
 To: MCMAHON, Joseph
 Subject: Torrington Court House

Dear Mr. McMahon:

We were unable to attend the 12/14 meeting, but I'd like this opportunity to add my two cents as I've lived in this town for 31 years and operate a business here as well. Since my business is insurance and we are the field underwriters, I know these areas very well. Per our companies, we go out to properties to inspect and photograph prior to writing policies.

Torrington has changed in 31 years from the little country town it once was to a town with increased crime. The south end of Torrington, the Franklin Drive location, is a crime ridden, drug infested dump. It's not an area you can walk around at night, per the activity we hear on the police scanners. The of the multi-family houses are run down, hard to insure and are affordable to those who prefer the life of crime. And access to the site requires knowledge of rotaries to drive around, knowledge of one way streets and the flow of downtown traffic.

CMP-1

The Kelly and Timken sites are located near my office. Either one would have easy Route 8 and Route 4 access, which is how we direct our out of town clients to get here.

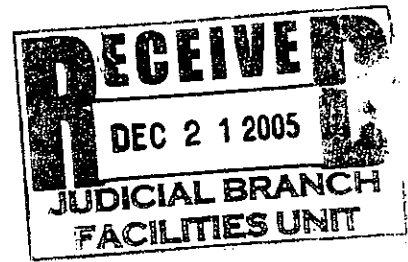
In any event, we are excited to have the court house in our town.

Sincerely,

Carrie Maiorino-Pfistner, President
 Insurance Works of Connecticut, Inc.
 115 Migeon Avenue
 Torrington, CT 06790
 (860) 482-9084
www.insuranceworksofct.com

Attachments:

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File: <u>winmail.dat</u>	Size: 5k	Content Type: application/ms-tnef



Ruth L. Grech
140 Homestead Road
Torrington, CT 0679
December 18, 2005

Mr. Joseph McMahon
Director of Facilities, Judicial Branch
90 Washington Street
Hartford, Ct 06106

Dear Mr. McMahon,

I am writing because I was born in Torrington and would like the city to become a better town. My mother was born in a home on North Main Street, which is still there; and my grandfather drove the trolley from Torrington to Winsted. Alice Street is named after my grandmother, Alice Brinton, so I have a long time love for Torrington.

I believe the court house should be in a convenient place for all concerned.

I think Nidec is in the appropriate place for the court house, since it is on the East side of the center and the traffic would be easier accessible to it.

RLG-1

Also it would make it easier to get to the center and not walking up a hill, like Water Street or Church Street.

RLG-2

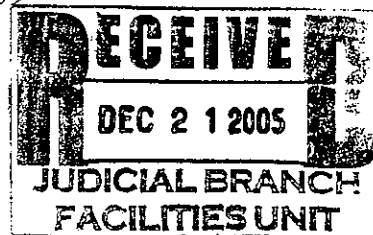
This is my opinion and hope that our town becomes a better place to raise my grandchildren.

Very truly yours,

A handwritten signature in cursive script that reads "Ruth L. Grech".

Ruth L. Grech

PUBLIC HEARING
7:00 p.m. December 14, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut



COMMENT SHEET

Name: Barbara Peters Address: 32 Meadowview Dr
Phone Number: (860) 482-9149 Date: Dec 19, 2005

My choice for the Court House was originally the Kelly site, because I hoped that it would save the train station, which I think would be a great asset to the area, but I don't think that there is anything that can save that building, which has been allowed to deteriorate to the point of no return.

I lived on the very site of the Corporate Office building many years ago, and even though the other side of the street was lined with factory buildings, it was a residential neighborhood, with single and multi-family homes, and narrow city streets. A look at the conceptual plan for this site, even though a number of the houses on Field St. are no longer there, it is still a very residential neighborhood, and I would like to see become even more so. Perhaps someone with vision, and a lot of money would consider putting up a row of townhouses in place of the vast expanse of blacktop, and turn the old brick buildings into apartments like they did with the Warrenton Woolen Mill, especially since the ones across from the Corporate Office building have already been converted to offices. I think there are many older people who would like living downtown if it were available in accommodations larger than what is offered in elderly housing. Any savings on the initial cost of the site would be offset by other factors.

BP-1

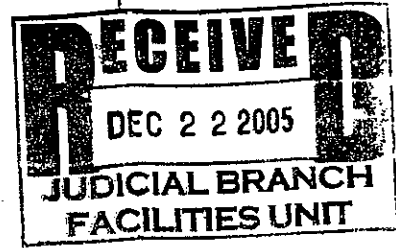
That leaves the Nidec site. I think if that is the chosen site, it will create greater commercial redevelopment in the Center St. area, which is greatly in need of redevelopment and would work well with the shopping plaza and Main St. as well as the proposed river walk.

Looking at the conceptual plans for the three sites, Nidec appears to be the best choice, and the most beneficial to downtown Torrington.

Please send post-marked comments by December 23, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

PUBLIC HEARING
7:00 p.m. December 14, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut



COMMENT SHEET

Name: Mamai Tilton Address: So Oak Ave Torr. Ct
Phone Number: 860 4825728 Date: Dec 20, 05

Kelly - Close to schools
added expenses - garage

Templin - surrounded by schools
not close enough to town | MF-1

Nyder - Employees will mostly be
transferred to another location
in Torr.

Yes to Nyder! near town
great for river walk!

Please send post-marked comments by December 23, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/21/2005 10:54 AM
Subject: FW: LITCHFIELD COUNTY COURTHOUSE....Nidec should be first choice

From: FRIDAY'S (mailto:kfriday@snet.net)
Sent: Tuesday, December 20, 2005 7:57 PM
To: MCMAHON, Joseph
Cc: keith.friday@timken.com
Subject: LITCHFIELD COUNTY COURTHOUSE....Nidec should be first choice

Good Day!

I attended last week's meeting in Torrington's city hall and i would like to submit my comments to your committee.

I like many of the speakers do not favor the Kelly property for the courthouse. I feel this property should be used for commercial development. It is far too expensive for the courthouse project.

I also feel the Timken property should not be chosen for the courthouse site. The maps appear to show most of the available parking will be used for the courthouse, that will leave the building at 59 Field Street with limited parking. This will curtail or at least delay future use of this large building. I am a long term employee of the Torrington-Timken Company and i hope in the near future we can see increased employment in this facility.

KFF-1

Please choose the Nidec property as the future site for the courthouse.

Thank you!

Keith F. Friday
219 Benham St
Torrington Ct

Attachments:

File: <u>ATT00001.txt</u> (Shown Inline)	Size: 1k	Content Type: text/plain
File: <u>winmail.dat</u>	Size: 4k	Content Type: application/ms-tnef

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/22/2005 08:18 AM
Subject: FW: Litchfield County Courthouse site

From: marshall.allaben [mailto:marshall.allaben@adelphia.net]
 Sent: Wednesday, December 21, 2005 5:25 PM
 To: MCMAHON, Joseph
 Subject: Litchfield County Courthouse site

Dear Mr. McMahon:

I don't live in Torrington, but I have worked at the Torrington/Timken Co. for the past 20 years. I feel that the former Torrington Co. Corporate Headquarters would be the best site for the new courthouse. It is a professional looking building in a good neighborhood with numerous roads leading to & from the site.

The only concern that I would have is that the project appears to utilize a good size portion of the parking lot to the north of the building. If this parking area is reduced in size, then it will be harder for Timken to sell the larger Executive Office building across the street, also known at the Excelsior building. The Excelsior building would be a perfect spot for a serious bit of downtown revitalization. It has three floors, an amphitheatre, a lot of space, and has recently been remodeled inside. It would be perfect for a 'Quincy Market' type of business where you could have numerous food vendors on the 1st floor and retail shops on the upper two floors. I'm sure Timken would be willing to sell it to you for a 'song' if you decided to use the Corporate Building for the courthouse.

MWA-1


You would get the perfect location for the courthouse and a fantastic food/retail area located right next door.

Good luck with whatever you decide.

Regards,
 Marshall W. Allaben

Attachments:

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File: <u>winmail.dat</u>	Size: 4k	Content Type: application/ms-tnef

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/22/2005 08:11 AM
Subject: FW: court house

From: Debbie Benedict [mailto:BenedictD@litchfieldschools.org]
Sent: Wednesday, December 21, 2005 12:59 PM
To: MCMAHON, Joseph; ryan_bingham@torringtonct.org
Subject: court house

Dear Mr. McMahon and the Mayor of Torrington,

I am writing to give you my views on the location of the courthouse. It would seem that the courthouse belongs directly in the downtown area and the site of the bus depot or Kelly's would be ideal. The downtown needs businesses. A courthouse located directly in the downtown area would pave the way for a variety of service businesses that could attend to the needs of the courthouse while also attracting shopping stores to the area. Waiting for a flagship store to take the Kelly Bus lot is shortsighted, as we need action now, not when and if the downtown project gets underway. If a flagship store is interested in our town, I am sure that a space could be found. Acting now and locating the courthouse where it could do the most good in terms of cleanup and drawing businesses into the area is what is needed, not a wait and see if anyone comes to be part of the downtown revitalization project. Saving the site for a flagship store is not in the best interests of the town or its townspeople. The other locations talked about for the location of the proposed courthouse are too far removed from the downtown and would not engender businesses to grow in the downtown area. The courthouse should not be seen as an isolated entity but as the hub of the city and as a life force for the sadly dying downtown area. Torrington has the possibility to be a hustling and bustling town with a viable downtown if we act now and not wait and save a spot for a business that may never materialize.

Debbie Benedict

Torrington Resident

[1.0] File: [ATT00001.txt](#) (Shown Inline) Size: 2k Content Type: text/plain

[2.0] File: [winmail.dat](#) Size: 5k Content Type: application/ms-tnef

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/22/2005 08:16 AM
Subject: FW: Nidec Site for courthouse

From: Kalcznski, Rich [mailto:Rich.Kalcznski@Nidec.com]
Sent: Wednesday, December 21, 2005 4:36 PM
To: MCMAHON, Joseph
Cc: Wlodkowski, David; Keenan, Tom
Subject: Nidec Site for courthouse

Joseph McMahon

Director of Facilities

Judicial Branch
2005

December 23,

90 Washington Street

Hartford, Connecticut 06106
Courthouse Site

Ref: Torrington

Dear Mr. McMahon,

At the public hearing held on Dec 14th in Torrington, one of the concerns brought up was the fact that our property has tenants. Current leases for two of the tenants run through May of 2007 and May of 2010 respectively, with the third being rented on a month to month basis.

Relocation of these tenants in Torrington is a concern of the City officials as well as Nidec America Corporation.

We are writing to you to advise you, and the other Department of Public Works officials, that Nidec-America Corporation will support the relocation of these tenants in any and all ways that it can. The Torrington Department of Economic Development and the President of our largest tenant, Inertia Dynamics, have both expressed a strong willingness to resolve any relocation issue that should arise from our being selected as the courthouse site.

RK-1

We believe that this should not be an issue, nor should it in any way influence the state's decision on site selection. There is some resolution to this situation that will be acceptable to all parties, and we want you to know that Nidec America Corporation will work diligently to find it.

Best Regards

Richard Kalcznski

Finance Manager

Nidec America Corporation

cc. David Wlodkowski DPW

Attachments:

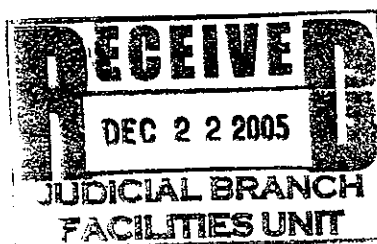
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TIMKEN

Where You Turn

Mark J. Samolczyk
Senior Vice President - Corporate
Planning and Development

December 21, 2005



Mr. Joseph McMahon
Director of Facilities
Judicial Branch
90 Washington Street
Hartford, CT 06106

Dear Mr. McMahon:

On behalf of The Timken Company, I would like to thank you for considering a portion of our property at 59 Field Street in Torrington, CT as the site of the new Litchfield County Courthouse complex. I would also like to submit additional information for the State's review to assist in its decision.

Overview

Since 1890, The Torrington Company property has been an integral part of the fabric of the City of Torrington. The buildings are icons within the community and Timken recognizes the importance of this property to the City and Litchfield County. Earlier this year, Timken announced a business realignment that impacts a number of the jobs in our Torrington offices. While these office facilities have had excess floor space for a number of years, this business action will increase the amount of vacant office space. With this announcement, The Timken Company decided to develop a plan for the reuse of this office space that would provide growth opportunities to the local, county, and state economy.

Over the past year, The Timken Company has retained an expert in the redevelopment of corporate real estate to assist us in the evaluation of viable options for the vacant space in the Torrington complex. Our goal is to work collectively with the City of Torrington and the State in defining options for our property that will create an opportunity for redevelopment that will complement the Torrington downtown development program and the new Litchfield County Courthouse proposal.

During this last year, we began to formulate redevelopment opportunity ideas for the Timken facilities that are adjacent to the proposed site of the new County Courthouse. Our early plans include re-use of the space in the Excelsior Building, directly across from the proposed Courthouse site, for multi-tenant office space, hotel, and conference space. While we believe that this would be the best use of the available space, we cannot guarantee that the development will actually conform to this specific concept. As we engage property developers, other concepts may also be presented.

The Timken Company
Mail Code: GNE-23
1835 Dueber Ave SW
PO Box 6928
Canton, OH 44706-0928
United States

Telephone: 330-471-6299
Facsimile: 330-471-4041

mark.samolczyk@timken.com

JUDICIAL BRANCH FACILITIES UNIT	
Director	Court Planner
Manager	Code / Safety
Security	Drafting
Design	Maintenance

X Torrington Committee

We would also like to make it clear that Timken, by the very nature of our business, is not a real estate developer. We have historically taken a strong interest in developing the economic viability of the communities in which we operate businesses. Our interest in working with local government officials in the development of this historic property is an example of our commitment to the Torrington community.

Objectives and Progress To Date

Timken's consultant undertook extensive market research and architectural evaluation of the assets to determine what potential uses complement the location of the courthouse, the downtown redevelopment plan and the needs of the community.

1. Timken believes it is important to involve the community in this process to gain ideas and support. As part of this process, we met with former Mayor Quinn, newly elected Mayor Bingham, other city officials and community leaders to receive their input on their vision for the city and specifically this property. We believe the success of this project is very dependent on the community's support.
2. Timken is working with the City, the State and the County on economic development initiatives to assist the reuse of the assets. We are investigating all potential incentives to facilitate the redevelopment and potential public-private partnership structures that can be employed. We are also looking at Zoning and Planned Unit Development designations that can help the redevelopment of the site.
3. Timken continues to support the City in its location efforts for the Litchfield County Courthouse, Torrington City Hall, and Downtown Redevelopment Plan. Our concept is specifically designed to complement the uses planned for the downtown redevelopment and not to compete with those uses. The concept also seeks to provide space for ancillary services related to the courthouse and/or other civic use.

As part of that support for the City, we have already extended an offer to the City and Northwest Chamber of Commerce for the use of our existing conference center. We also believe that the community's educational resources such as UCONN, Oliver Wolcott Technical High School and the Nutmeg Conservatory could use some of the available space.

Summary

The Litchfield County Courthouse and Timken facility redevelopment projects are complementary and can add significant value to the City of Torrington and Litchfield County if the Timken site is chosen. A new County Courthouse across from redeveloped Timken office buildings could provide an economic growth engine that augments the Torrington downtown development effort.

The Timken site provides the State with:

- An existing building in excellent condition that will significantly lower the overall costs of construction for the taxpayers and potentially provide the state a facility that could be utilized almost immediately;

MJS-1

December 21, 2005


- A contiguous property parcel that will create a secure environment for courthouse operations without the additional costs of structured parking;
- A site plan that will not displace any existing jobs but rather spur new development and the new jobs and tax revenues created by the redevelopment of the Torrington Company facilities
- A site that does not create inconsistencies with the existing downtown redevelopment plans but complements and extends the economic benefit of that redevelopment plan.

We believe that the location of the courthouse on the Timken site will achieve all of the goals set out in your project scope and return this important part of Torrington to an economically contributing member of the community.

Thank you again for your consideration of the Timken property as the site of the new Litchfield County Courthouse.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark Samuels", with a stylized flourish at the end.

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/28/2005 07:49 AM
Subject: FW: Comments to Dec. 14 Courthouse Hearing--Torrington CT

fyi

From: Bruno Bagnaschi [mailto:ETALO@msn.com]
Sent: Thursday, December 22, 2005 8:16 PM
To: MCMAHON, Joseph
Cc: Bob Raleigh; Christina Emery; David Wlodkowski
Subject: Comments to Dec. 14 Courthouse Hearing--Torrington CT

Dear Mr. McMahon--attached please find additional comments to testimony given at above hearing. Thx for the opportunity to provide.

If any questions, please feel free to contact me via anyway listed below.

Bruno E. Bagnaschi
210 Country Club Road
Torrington, CT 06790-3037
(P) 860-482-8649
ETALO@msn.com

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[2.0] File: [winmail.dat](#) Size: 27k Content Type: application/ms-tnef

COMMENT SHEET

Name: Bruno E. Bagnaschi
Rd, City

Address: 210 Country Club

Phone Number: 860-482-8649
2005

Date: December 22,

I was unable to make the hearing due to a previous commitment but I am strongly in favor of the Timken site as the courthouse locale. I am a Torrington Co. alumnus and spoke in favor of Timken at the March 23 hearing. I also helped prepare Mr. Raleigh's remarks on Dec. 14, as both he and I are part of the group of 50 "friends and former employees" of the old Torrington Co. appending our signatures to remarks made earlier in the year regarding this issue.

I can't emphasize strongly enough that, just from the standpoint of aesthetics and economics alone, Timken's site should be the state's choice. When you consider not only the renovation of the headquarters building but also the brick buildings on the west side of Field Street, which are world-class in their own right, you can envision a campus evolving which can incorporate any number of functions. And the state can choose to be a part of that beyond just the judicial--it can "rent" offices and space as it sees a need (e.g., an in-town branch for its UCONN system housed in the building with the Learning Center.)


BB-1

Further on the aesthetics, though, I am concerned that the addition will not blend with the renovated part, incorporating the current façade, in a seamless way. More importantly, that the 4-story add-on will not visually "fit" with the surrounding buildings, as the Excelsior Office complex is 3 stories in places, except for the North and South towers, which could be considered 4 stories. The headquarters building is probably considered only 2 and a ½ stories, as its top floor is only an attic. It's important that the aesthetics is maintained if the campus environment has merit and can be utilized as a future tourist magnet.

BB-2

As for the economics argument, we now know that Timken's site is the low cost nominee--and the demolition and remediation costs have yet to be tallied. But there is more to the economics argument and that is the idea that, if the Timken site is partially built already, can't the start and finish dates be moved forward, enabling us to inhabit the courthouse in 2008 instead of 2010. It's not inconceivable, then that a shovel can be put in the ground sometime in mid-2006 and with a shortened production time, open for occupancy in 2008. If so, this means a an earlier two year injection of PILOT funds--a definite additional cost if the nod were to go to either of the other two higher cost courthouse prospects. I calculate this to be roughly \$1.5-2.0M.

Thanks for the opportunity to comment further on an excellent report.

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/28/2005 07:54 AM
Subject: FW: Torrington Judicial Courthouse

From: James J. Marinelli [mailto:j.j.marinelli@snet.net]
Sent: Friday, December 23, 2005 1:21 PM
To: MCMAHON, Joseph
Subject: Torrington Judicial Courthouse

Mr. McMahon:

After attending all previous meetings and reading all available articles on the possible location of the Litchfield County Courthouse, we are convinced the only proper location would be the Torin plant. It's close proximity to the downtown center with the possibility of connecting to the center by virtue of a riverwalk in the near future, is a distinct advantage both for the courthouse and downtown redevelopment.


The perceived disadvantage of the power generating unit next door is really a nonevent, I worked at Torin for a period of 2- years and I never heard that turbine running.

JLM-1

Thank you, Sincerely,
James & Loretta Marinelli
455 Evergreen Rd. @ Lakeridge
Torrington, CT. 06790
860-489-4080

[1.0] File: ATT00001.txt (Shown Inline) Size: 1k Content Type: text/plain

[2.0] File: winmail.dat Size: 4k Content Type: application/ms-tnef

From: "MCMAHON, Joseph" <Joseph.MCMAHON@jud.state.ct.us> 
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, <David.Wlodkowski@po.state.ct.us>, <Laura.Jovino@jud.state.ct.us>, <slecco@b-e-c.com>
Date: 12/28/2005 07:55 AM
Subject: [Released] FW: [Released] Litchfield Judicial District Courthouse at Torrington

From: JoAnn Ryan [mailto:joannryan@northwestchamber.org]
Sent: Friday, December 23, 2005 11:08 AM
To: MCMAHON, Joseph
Subject: [Released] Litchfield Judicial District Courthouse at Torrington

Dear Mr. McMahon - On behalf of the NW CT Chamber of Commerce and the NW CT Economic Development Corporation, I write to you to inform you of our endorsement of a courthouse in Torrington at any one of the three proposed sites. We defer to your decision as to the chosen site and will work with all parties to see that this comes to fruition in a timely fashion.

Thank you for your consideration and the time and effort you and your department are putting into this important project for Torrington and the entire NW region.

Happy Holidays to you. We look forward to working with you throughout 2006.

JoAnn Ryan
President
NW CT Chamber of Commerce
NW CT Economic Development Corporation
333 Kennedy Drive
Torrington, CT 06790
860-482-6586

[1.0] File: [ATT00001.txt](#) (Shown Inline) Size: 1k Content Type: text/plain
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1 Environmental hearing for the Litchfield
2 County Courthouse, Taken on December 14, 2005,
3 at 7:00 p.m. at the Torrington City Town Hall,
4 140 Main Street, Torrington, CT before Kevin
5 Lombino, Register Professional Reporter, Notary
6 Public within the State of Connecticut License
7 Number 191.

8
9 WLODKOWSKI

10 MR. ~~WILLIAMS~~: Good evening. We are going
11 to begin the public hearing for the
12 environmental impact evaluation for the new
13 Litchfield Judicial District Courthouse. My
14 name is David Wlodkowski; I am the project
15 manager from the department of public works that
16 has kind of shepherded this project over the
17 last number of years. And tonight's obviously a
18 big milestone in this project.

19 It's your time as the public to weigh in on
20 the document that we produced and all the
21 information that we provided in our impact --
22 environmental impact evaluation on the three
23 probable sites for this new courthouse.

24 So what I would like to do is just kind of

1 go through how this evening is going to kind of
2 unfold. I want to bring up a couple of points.
3 First point is we have a sign-in sheet for
4 anybody who would love to speak tonight. And
5 that's right up here on the table to my right.

6 Obviously we need you to come up and sign in
7 because we need some kind of order to put the
8 speakers in, and it's first come, first serve.

9 So we have a number of people that have
10 signed in already. So at some point if you
11 haven't signed in and you do want to speak, make
12 sure you do take your opportunity to sign in
13 over on the table.

14 In addition, there's a blank form there that
15 has written comments. It's kind of set up as
16 kind of a prototype sheet for if you want to
17 write some written comments down. The comment
18 period for the public comment period on this
19 particular EIE closes on December 23 so we have
20 a form here. If you want to put your written
21 comments down and send them in, make sure they
22 are postmarked by December 23.

23 So those are important points for you to put
24 your input into the project. After I get done

3

1 with this short introduction, I'm going to turn
2 it over to our consultants, Bay State
3 Environmental, and they are going to go through
4 a presentation for about 45 minutes on the three
5 sites.

6 You can see that we've set up easels on my
7 left of each site, and they are going to go
8 through their presentation. And then at that
9 point, we will turn it over to the public
10 speakers. We will start with the public
11 officials first, and then we will go off of the

12 sign-in sheet.

13 We would like to limit the speakers to a
14 duration of about three minutes. If at the end
15 of the night this doesn't go too, too long and
16 you feel that you have some more points you
17 might want to bring up, we certainly can, you
18 know, kind of have you come back up at the end
19 and maybe continue your thoughts in those
20 original three minutes. So we think that's the
21 fairest way to conduct the hearing.

22 I would like to remind everybody, cell
23 phones, if we could quite possibly turn off our
24 cell phones so distractions are kept to a

□

4

1 minimum. And then when you do come and speak,
2 please state your name, spell your name, and
3 give your address because we do have a court
4 reporter here who is taking the proceedings
5 down, and that certainly would help us for the
6 public record.

7 Without further adieu, I'll turn it over to
8 Steve Lecco from Bay State Environmental.

9 MR. LECCO: Thank you. Good evening.
10 First, I would like to just go through what the
11 CEPA process is, and that's why we are here
12 tonight. CEPA stands for the Connecticut
13 Environmental Policy Act, and that act is
14 initiated when a state agency undergoes an
15 action that has the potential for a significant
16 impact.

17 Right now, we are in the public hearing

18 stage of the CEPA process. The process began
19 with the identification of the state action
20 which is the proposed Litchfield Judicial
21 District Courthouse in Torrington. A public
22 scoping meeting was held in this room on March
23 23, major snowstorm that night but despite that,
24 we had a great turnout.

□

5

1 During that public scoping meeting, we heard
2 comments from many of the folks that are in the
3 audience here. We also got written comments
4 from people. We took that information and we
5 structured the environmental impact evaluation
6 document based on the issues of concern that
7 were brought up at that public scoping meeting
8 plus any other issues that need to be addressed
9 as part of a standard environmental impact
10 evaluation.

11 Then we went through an evaluation of
12 alternatives. We looked at the nine proposals
13 that were submitted for the nine sites in
14 response to request for proposal that was put
15 out by DPW. We evaluated those and short listed
16 sites and now we are at the process where we are
17 looking at the three short listed sites. We've
18 looked at those in detail in the environmental
19 impact evaluation.

20 Now, from here we will hear your comments.
21 We will respond in writing to your comments, and
22 that will be put into what is known as "the
23 record of decision." The record of decision is

24 a document that is submitted to the office of

□

6

1 policy and management. The office of policy and
2 management then looks at the comments, the
3 written responses to those comments, the
4 environmental impact evaluation, and they will
5 issue a determination of adequacy. They will
6 look at the substantive and procedural aspects
7 of the project; and if it is deemed to be
8 adequate, they will issue that determination.

9 The purpose and need of the project is to
10 develop a new and efficient facility to meet the
11 existing and future functions and needs of the
12 Litchfield judicial district. And this is in
13 response to the Legislative Mandate Act 0402
14 which calls for the planning and construction of
15 a new courthouse in Torrington and also for the
16 renovation of the Litchfield courthouse in
17 downtown Litchfield.

18 These are the existing facilities that
19 comprise the Litchfield judicial district. From
20 left to right, we have the Litchfield courthouse
21 in downtown Litchfield. That is the facility
22 that would be renovated to still handle some of
23 the minor court functions such as motor vehicles
24 and small claims.

□

7

1 To the right, the Bantam school facility
2 complex. That's a leased facility. Lower
3 right, you see the Litchfield Commons family
4 services building. That's also a leased

5 facility. And at 410 Winsted Road in Torrington
6 is juvenile matters court. That is also a
7 leased facility. Total square footage of these
8 facilities is about 39,000 square feet, and
9 there are some problems at the existing
10 facilities. Generally just a lack of space;
11 39,000 square feet of space is grossly
12 inefficient. It leads to a lot of problems with
13 processing, problems with just basic
14 functionality of the courts.

15 There are some deficient building conditions
16 particularly in the old Litchfield courthouse.
17 Those will be rectified as part of this action
18 as well. There's outdated communications
19 infrastructure. The computer networking systems
20 are very difficult to operate in those types of
21 facilities, and this of course leads to limited
22 productivity.

23 So just aside what the proposed action is
24 before we get into more of the detail tonight is

8

1 the construction of a new courthouse with
2 associated improvements in Torrington. The new
3 courthouse will be approximately 160,000 square
4 feet with 400 parking spaces, and this
5 courthouse would consolidate four court
6 functions: civil, criminal, family, and
7 juvenile matters.

8 There are currently 137 employees at the
9 four existing facilities -- judges, staff, and
10 marshals -- and there are about 200 court

11 visitors to the courthouse each day in the form
12 of jurors, litigants, and attorneys. And there
13 is expected to be a steady increase in the
14 caseloads over the foreseeable future, and that
15 could cause an increase in the number of
16 visitors and the number of employees over that
17 time.

18 As part of the CEPA process, we have to look
19 at alternatives. And just, in general, we look
20 at the no-build alternative, what would happen
21 if we do absolutely nothing. Of course, this is
22 unacceptable, this due to the existing problems
23 and insufficient space that I have noted
24 before.

□

9

1 we looked at the upgrade of existing
2 facilities. Well, only one of those facilities
3 is owned by the State, and that's the building
4 in Litchfield. The other three are leased, so
5 the State doesn't have any control over those
6 buildings. And, of course, we looked at build
7 alternatives in Torrington. We looked at nine
8 sites, and we've short listed three sites for
9 this EIE impact evaluation.

10 Now, the screening process and how we
11 arrived at these three sites is shown on this
12 slide. Our fee was issued by the Connecticut
13 DPW in September 2004; there were nine proposals
14 received for nine sites. Those sites were
15 reviewed with respect to the minimum criteria
16 that was set forth in the RFP, and those are

17 basic criteria such as geographic area: The
18 site had to be in Torrington; the size of the
19 site: The site had to be at least 3.75 acres in
20 order to be viable; and the site needed to have
21 public utility availability at the site or close
22 by.

23 In reviewing the nine sites with respect to
24 those criteria, two sites were removed from

10

1 consideration because they didn't meet that
2 minimum criteria. That left seven sites. Site
3 selection committee consisting of folks from DPW
4 and the judicial branch evaluated at length the
5 seven remaining sites relative to many
6 discretionary factors which I will talk about a
7 little bit later. Four of the lower ranked
8 sites were not evaluated further. Those were
9 dismissed at this point. And there were three
10 top-ranked sites which were evaluated in the
11 environmental impact evaluation.

12 Now, the screening criteria on how we
13 arrived at the three sites, we considered these
14 factors: we considered national resources: How
15 close is the site to wetlands, flood plains,
16 endangered species areas, et cetera. Are these
17 sites consistent with local and regional plans.
18 Are there historical, potential historical
19 impacts, traffic impacts. What is the potential
20 for there being contamination on these sites as
21 well as a host of other things. Also, of
22 course, we considered the commentary at the

23 public scoping meeting back in March in
24 determining which of the sites would be

0 11

1 evaluated further.

2 These are the short list of sites, the
3 Timken site, the Nidec site, and the Kelley
4 site. All three sites are in the downtown area;
5 all three sites meet the minimum RFP criteria;
6 and these sites were deemed to be superior to
7 the other sites that were submitted.

8 In the environmental impact evaluation,
9 there are a host of things that needed to be
10 looked at. I'm not going to go through every
11 single one here. I want to point out ones that
12 pertain to these sites. Traffic, potential for
13 traffic impacts; contaminating materials; all
14 three of these sites are former industrial sites
15 and have potential for site contamination in the
16 soil or groundwater. One of these sites had a
17 historic resource which need to be considered,
18 and these sites were also evaluated with respect
19 to the future plans for these sites.

20 We worked closely with the City and the
21 City's consultants who were developing the
22 downtown redevelopment plan, so we coordinated
23 with them closely to determine if the sites were
24 consistent with the long-range planning goals of

0 12

1 the Town -- the City, rather. And we looked at
2 population, employment, and income as well, how

3 would this project effect those things.

4 Before I turn it over to Jennifer to talk
5 about the specifics of each site, I just want to
6 lay out the issues that are common to all three
7 sites so we can get those out of the way and get
8 the specifics of each site.

9 In terms of traffic, what we did is we
10 evaluated the levels of service for 27 downtown
11 intersections. Now, the level of service works
12 like a report card. Level service A means
13 there's no congestion, and there is good traffic
14 flow. Level service F means high congestion,
15 poor traffic flow. Very simple metric for
16 determining if roadway improvements are needed.

17 We looked at the existing conditions, what's
18 happening in 2005. We looked at the future
19 build year which is 2010. We also looked at the
20 year 2010 with some roadway improvements that
21 are being formulated through the downtown
22 redevelopment plan. So we considered what the
23 City's future plan was for some of the roadway
24 improvements as well, and we ran that scenario.

13

1 of the 27 intersections that we analyzed in the
2 downtown area, 25 of them operate and will
3 continue to operate at level of service C or
4 better. So that means excellent traffic flow.
5 There's really not a major traffic problem in
6 downtown.

7 There was one intersection at each of the
8 sites that was at level of service D. Level of

9 service D is considered acceptable in an urban
10 setting. There is one intersection that I'm
11 sure everybody is aware of; it's the main
12 intersection in town, Route 202 Main Street,
13 five-legged intersection which currently
14 operates at level of service F and would also
15 operate at the same level of service with a
16 courthouse in place although the courthouse
17 would not really have a significant impact on
18 that intersection. Now, with the downtown
19 redevelopment plan roadway improvements, if
20 those were implemented, that level of service at
21 the intersection would improve to C even with
22 the courthouse in place.

23 Other issues that are common to all three
24 sites, of course, include some of the short-term

□

14

1 construction impacts: Increasing noise,
2 increasing air emissions, and construction
3 vehicle traffic coming to and from the site once
4 it's being constructed. These are temporary
5 impacts, and these will be mitigated through
6 best management practices and also by having the
7 construction occurring during the normal working
8 hours.

9 The economic impacts of the project are all
10 positive. Revenue from new jobs, construction
11 jobs, new employees frequenting the downtown
12 area. Approximately 137 employees right now at
13 the courts would be relocated to Torrington.
14 Also courthouse visitors on the day-by-day

15 basis. There would be increased revenue from
16 increased patronage of local service. All sites
17 are within short distances of downtown
18 merchants.

19 There would be some loss in tax revenue to
20 the City as a result of these sites being
21 transferred to the State as the State is exempt
22 from local taxes. However, there is a payment-
23 in-lieu-of-taxes or pilot program in which the
24 State reimburse the Town for some of the -- to

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15

1 offset some of these tax revenue impacts.

2 With that, I would like to call Jennifer
3 Mackey. Jennifer is going to talk about each of
4 the individual sites.

5 MS. MACKEY: Thanks, Steve. What I would
6 like to do tonight is just to go through and
7 give you some general information about each of
8 the three short-listed sites, the Nidec, Timken,
9 and Kelley sites. At that point, I would like
10 to take you through some of the major issue
11 areas that we determined based on the evaluation
12 and the EIE.

13 The first of the sites is the Timken site.
14 It's located at 59 Field Street, and it also
15 consists of an adjacent parcel across the
16 street. The area that is behind me here has the
17 actual parcels outlined, and I will be referring
18 to that. And you can also, if you want to mill
19 around later, you can check out the aerial
20 photos that we have blown up larger over here so

21 you can see them a little bit better.

22 The parcels in total comprise about 5.5
23 acres, and they're owned by the Torrington
24 Company or Timken Company. They are currently

□

16

1 zoned industrial. There are residential land
2 uses bordering on the north, east, and south,
3 and on the west is the Timken properties which
4 are currently partially vacant.

5 The southern portion of the site currently
6 houses a vacant two-story corporate headquarters
7 building that was constructed in the '70s. The
8 northern portion of the site is a large existing
9 parking lot. The corporate headquarters and
10 that southern parking lot are largely unused at
11 this point. They still do have a few remaining
12 items in the building, and some of the Timken
13 employees do use the lots currently. There is
14 no natural resources on site, no wetlands or
15 flood plains. Basically the only vegetation is
16 turf areas that are landscaped around the
17 building.

18 There are no national register-listed
19 properties on the site; however, same as all of
20 the other two sites I'll be speaking about this
21 evening, they are close to the downtown historic
22 district which you are familiar with along Main
23 Street. Also I should point out that the site
24 has all of the basic utilities that would be

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17

1 required: water, sewer, gas, electric, and

2 phone service.

3 what you see behind me is a conceptual plan
4 of how a courthouse might be oriented on the
5 Timken site. I should just point this out: For
6 each of the three concept plans you will be
7 seeing tonight, these are just preliminary plans
8 basically that were worked up to show how a
9 courthouse development could fit on the site,
10 how parking could be oriented, how access could
11 come to pass, and how the building structures
12 could be oriented on the site and just to give
13 you kind of a feel for what it might look like.
14 At this point, no real design has been done, so
15 this would be preliminary and subject to change
16 in the future.

17 what you see behind me assumes use of the
18 two-story corporate headquarters building. That
19 would be reused and remodeled to suit certain
20 court purposes, and that's the square building
21 on the left. what you see here is a four-story
22 courthouse building. That would be a new
23 building that would be constructed next to the
24 existing building on what is now a parking lot.

18

1 This particular concept shows a portion of Clark
2 street being closed between Clinton Street and
3 Field Street. This goes between the two parcels
4 currently. Clark Street would still be provided
5 access from the south, and then would loop up in
6 a horseshoe shape back down Munson Avenue.

7 This would provide more of a campus feeling
Page 14

for the courthouse setting, and it would also provide some security, kind of curtain off that section between the two buildings. You wouldn't necessarily want the street to be running through the two buildings with a pedestrian walkway or something like that. However, there is enough space on this site so that Clark Street could remain open if that was a decision in the future.

There are some issues associated with the potential use of the Timken site. The first of these is the potential for contamination. Based upon existing documentation, it appears that there are chlorinated solvents in the ground water from the former Excelsior plant which was located to the west of the site. Also, there's some remaining asbestos in the corporate

19

headquarters building. Most of it has been removed, but there is about 10,000 square feet in a computer room that would still need to be removed before that building could be reused.

I should point out that further information for all three of these sites will be needed to characterize the extent of any contamination and let us decide what would need to be done in order to make this a viable site and to make the remediation process go smoothly.

The only other issue that was pointed out was that there are capacity issues with the storm drainage system in the area. There are

14 some flooding issues that have been noted. A
15 new courthouse design on the site would need to
16 have some type of storm water mitigation to
17 alleviate these flooding issues.

18 The second site listed is the Nidec site
19 located at 70 Franklin Drive. There is an
20 adjacent parcel across Franklin Drive that would
21 also be used for parking. The site is about
22 five and a three-quarters acres. It is
23 currently owned by Nidec America Corp and is
24 zoned industrial. There are some residential

20

1 and mixed-land uses across the river from the
2 site. The site is actually positioned at the
3 confluence of the two branches of the Naugatuck
4 River.

5 Currently there are three industrial tenants
6 that are using the site. There is a large
7 industrial structure that's sectioned off and
8 it's being used by approximately 127 employees.
9 There are also parking lots associated with the
10 businesses there. The site's primarily paved
11 except for a few landscaped areas on the
12 borders. The site does border on the Naugatuck
13 River branches. It borders on the 100-year
14 flood plain and is within the 500-year flood
15 plain. Again, there are no national register-
16 listed properties on the site, but it is in
17 proximity to the downtown historic district as
18 are all three sites. Finally, the utilities are
19 the same as were noted for the Timken facility.

Again, this is just a concept plan of how the courthouse might be oriented. Here it shows a three-story courthouse with visitor spaces on one side and judge and staff spaces located on the other side with some accessory parking

21

across Franklin Drive.

Some issues that were noted with the Nidec site were contamination potential, noise, socioeconomic impact, and esthetics. The site does have events of chlorinated solvents, jet fuel, metal, and petroleum hydrocarbons. These would need to be looked at in further detail and investigated to determine what an appropriate remediation scheme would be if the site were selected for the courthouse.

There is a unique noise issue with the site. Across the street from -- across Franklin Drive is a jet engine generator. This generator does not often function. It's used a couple of times a year. But when it is running, it's rather loud and it could be an impact to court function because court functions are sensitive to noise.

Socioeconomic impact, there would be 127 jobs that would need to be displaced from the three active tenants at the site. There would be no way to accommodate them on site after the courthouse is constructed.

Finally, there is an esthetic issue. You

□

1 can look at it in two different ways: You can
2 look at it from the perspective of someone
3 that's viewing the courthouse. You are looking
4 at a primarily industrial area, and you have the
5 substation and this electric generator in close
6 proximity so it's not necessarily the best image
7 to present going into a courthouse.

8 From the other point of view, if you're
9 looking at the courthouse as an overall
10 improvement to the area, you'd be razing the
11 industrial structure that's there currently and
12 building a more attractive courthouse and
13 cleaning up the site so it would be more
14 attractive to somebody, say, looking from
15 Fuessnich Park across the way.

16 The third short-listed site is the Kelley
17 site. It's located at the intersections of
18 Water, John, Mason, and Church Streets in the
19 general downtown. It's just over four acres,
20 the smallest of the three sites. It's divided
21 into two parcels. One is owned by Kelley Realty
22 Company, and the other is owned by the City of
23 Torrington. One is currently a bus depot, and
24 the other is a municipal parking area. This is

□

1 the bus depot, and this is the municipal parking
2 area.

3 It is zoned as general business and R-6.
4 The R-6 is a residential zoning which allows for
5 parking, a municipal parking lot. And the other

6 parcel is general business. It's generally in a
7 mixed-use area. You have some mix of
8 residential and commercial businesses to the
9 south, west, and east. There is a school
10 located to the north and Christmas village which
11 is a park located to the north as well.

12 Currently the site is used as a bus depot
13 with associated parking. There is an abandoned
14 train depot on the site, and the site to the
15 east is a municipal parking lot. There are no
16 wetlands on site nor is it within a flood
17 plain. It's primarily developed, again, much
18 like the other sites. There is nothing except
19 for landscaped areas that would be considered
20 natural resources. The site does have all the
21 requisite utilities: water, sewer, gas,
22 electric, and phone.

23 The concept plan for the Kelley site is a
24 little bit different than the other two you

24

1 looked at in that we needed to put a parking
2 garage on the site. Because this site is
3 smaller than the other two, there was no way to
4 accommodate all of the parking as surface
5 parking. You would need to have a three-story
6 parking garage on the site which you see on the
7 south end. There is a three-story courthouse
8 shown here. You could change that up and go to
9 a four-story courthouse or orientate it
10 differently. This is just -- again, just to
11 give you an idea of how something like this

12 might fit on the site.

13 The site also -- what we've shown here shows
14 the closure of John Street past that individual
15 residence basically -- if you are familiar with
16 the site -- on the area that would be between
17 the municipal parking lot and the Kelley Reality
18 site. This was necessary in order to keep the
19 parking garage down to three stories. Without
20 that, we would need to raise it to four
21 stories.

22 So in trying to keep with the character of
23 the area and trying to keep the building levels
24 down, we used a three-story garage with a

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1 partial closure of John Street. And we
2 discussed this with the City, and also we
3 discussed this with the fire station that is
4 located to the west here. We wanted to make
5 sure it wasn't a major route they were using for
6 fire access. The site, we could not retain any
7 of the structures that are there now. They
8 would either need to be relocated -- in the case
9 maybe of the train depot, they might try to
10 relocate that -- or they need to be demolished.

11 There were several issues noted with the
12 Kelley site, the first of these is the potential
13 for contamination. Existing documentation has
14 indicated petroleum hydrocarbons, chlorinated
15 solvents, and potential asbestos and lead on the
16 site. This would need to be investigated
17 further and characterized in order to determine

18 the extent of remediation that would be required
19 if this site were selected.

20 There is also a potential noise issue. As I
21 mentioned before, courthouses are sensitive to
22 noise because of the nature of the proceedings.
23 There's the Water Street fire station that I
24 showed you on the last photo, and they have

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26

1 about two to three emergency calls per day that
2 would use the sirens so that sirens could
3 disrupt court proceedings potentially.

4 Socioeconomic impacts, the use of the site
5 would require the relocation of Kelley Transit
6 which has about 40 employees currently. It has
7 been indicated preliminarily that they might
8 relocate within Torrington. Also, there is a
9 party store that would need to be relocated, and
10 that's about three to four employees. The site
11 may also be inconsistent with local planning.

12 A portion of local planning indicates that
13 they would like to increase parking in the
14 downtown area, and use of the Kelley site would
15 require removal of the municipal lot. Because
16 of security reasons, the parking lot for the
17 courthouse would not be available for municipal
18 use. It would be restricted to just those
19 accessing the courthouse facility. It also may
20 be inconsistent with the downtown redevelopment
21 plan as they have cited that as a potential
22 major retail location. So it would need to be
23 investigated further.

24 Finally, there are some historic resources

□

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1 on the site. There are four listed structures.
2 There is a former train depot, two garage
3 buildings, and a warehouse; and those are the
4 four photos that you see behind me.

5 At this point, I would like to turn it back
6 to Steve who has some closing comments for you.

7 MR. LECCO: Thank you, Jennifer. I want to
8 go through what the next steps are in the
9 process before I turn it over to the public for
10 public comment.

11 Your comments tonight and any written
12 comments thereafter should be received by
13 December 23 this year in order to be considered
14 in the record of decision. The record of
15 decision will be submitted to the office of
16 policy and management in February; and this
17 record of decision will include your comments,
18 the responses to those comments, and the
19 identification of a preferred alternative, one
20 of the three candidate sites that we discussed
21 here tonight. Office of policy and management
22 will issue a determination of adequacy and at
23 that point, the department of public works and
24 judicial branch will begin negotiations for the

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1 purchase of the preferred site.

2 Following the negotiation process, DPW
3 initiates the design process; and according to
4 current schedules, the construction and

5 initiation of operations would occur by
6 approximately 2010.

7 If you have written comments and if you have
8 those prepared tonight, you can give them to us
9 in addition to your oral comments. Comments in
10 writing thereafter should be sent to Joseph
11 McMahon. The address, e-mail, and fax are
12 behind me. There are also comment sheets over
13 here with Joe's contact information.

14 With that, I'd like to --

15 MR. WLODKOWSKI: I think what we will do
16 right now is take a five-minute break. We will
17 rearrange things so that the podium will be over
18 here so that all the public officials and the
19 public who want to speak can come up to the
20 podium. If you give us a five-minute break, we
21 will do some rearranging and then we can go over
22 into the public comment area.

23 (A brief recess was taken.)

24 MR. WLODKOWSKI: So we are about to

□ 29

1 reconvene now; and at this point, obviously this
2 is an important point for you folks to let us
3 know what you feel of where we are at in the
4 process in the short list of sites that we have
5 obviously have put -- built the document
6 around.

7 What I originally said, that we would start
8 with the public officials first after which
9 point after they've had their opportunity to
10 speak, we will turn it over to those who have

11 signed in. And, again, anybody else that would
12 like to sign in, certainly there is another
13 sheet over there. At some point, if you would
14 like to do that, just go over and make sure you
15 put your name down and we will make sure you get
16 an opportunity to comment.

17 I've just had the first opportunity to meet
18 your new mayor of the town. We had a great
19 working relationship with the former mayor, and
20 the staff in the town has been absolutely
21 fantastic. So I think as Torrington residents,
22 you can certainly be proud of the individuals
23 that you have here that we've interfaced with
24 and really had a great time putting the

□ 30
1 information together.

2 The mayor should be comforted because I was
3 22 when I started this job so he should be in
4 good shape. He will see it through, I think.
5 But we will all see it through. So with no more
6 adieu, I will introduce the mayor, Mayor
7 Bingham, of the great city of Torrington.

8 MAYOR BINGHAM: Ryan, R-y-a-n, Bingham,
9 B-i-n-g-h-a-m. I did have something prepared
10 but for speed's sake, I just wanted to welcome
11 you all here to Torrington. It's been a long
12 process in the making; it seems to be moving
13 expeditiously; we appreciate that. We
14 appreciate you coming here and listening to all
15 of our opinions.

16 I will not make one recommendation for a
Page 24

17 site. I think we have three viable sites as
18 you've stated, and I look forward to hearing
19 most of the comments regarding their sites and
20 what they believe is the more important issues
21 regarding their choices and I really look
22 forward to hearing everybody's opinions. I,
23 again, want to thank everybody in the audience
24 for coming here tonight and I appreciate it

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1 greatly.

2 I think you have a great feeling of how much
3 support you have in Torrington for the
4 courthouse with everybody here tonight showing
5 us that. So thank you for coming, and I look
6 forward to hearing everybody's opinions.

7 MR. WLODKOWSKI: Next speaker will be
8 Senator Roraback.

9 SENATOR RORABACK: Thank you, David. I
10 don't wish to be disrespectful to the folks from
11 the department of public works, the judicial
12 branch, and the office of policy and management,
13 all of whom have put a great deal of time and
14 effort into this information gathering as we can
15 see. But I would prefer to address my comments
16 to the good people of Torrington and the
17 Litchfield judicial district.

18 I was thinking here tonight as we were
19 sitting, thank you for your patience. Not only
20 your patience over the past 45 minutes receiving
21 a lot of information, but more importantly your
22 patience over the past 30 years as this project

23 has gone from a dream to a reality. And we must
24 remember that this is not only a big moment in

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1 time for the city of Torrington but for all of
2 the residents of the 24 towns which comprise the
3 Litchfield judicial district who are daily met
4 with the inadequacies of the existing facility.

5 I'm confident that tonight, the State will
6 have the benefit of a range of opinions. But
7 there is one thing about which I think all of us
8 agree: The overarching principle needs to be
9 that we need a new facility, and we need it as
10 quickly as we can get it. It's been said that
11 good things come to those who wait. Lord knows
12 we've waited; let's hope a good thing comes our
13 way.

14 I look forward to hearing what's on
15 everyone's mind, and I do thank the folks from
16 the State who brought us here tonight.

17 MR. WLODKOWSKI: The next speaker is
18 Representative Willis.

19 MS. WILLIS: Greetings citizens of
20 Litchfield County and Torrington. I know many
21 of us have waited for this day. I see many
22 faces in the crowd who've worked very hard to
23 bring the Torrington -- the Litchfield County
24 courthouse to Torrington and we did it and now

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1 we're all very anxious to get that shovel in the
2 ground and we just want to know how fast you can

3 work it.

4 So with that, I too will sit down and wait
5 to hear from all of you. As Senator Roraback
6 said, we are not saying which site we prefer. I
7 think for me, it was bringing it to Torrington,
8 and now it's up to the State and the citizens of
9 Torrington to decide where they would like it.
10 So thank you.

11 MS. RUWET: I'll heed to the direction of
12 Senator Roraback and Representative Willis, but
13 my comments will be brief because there's lots
14 of people in this room that I think have an
15 opinion. This is an opportunity to share it
16 with the department of public works, OPM, and
17 Bay State for their review. And your comment
18 really does matter. I had a few constituent
19 call who said, well, you know, it's already
20 done. We don't need to get up there and speak.
21 But it is important that you're here, and it is
22 important that you voice your opinion.

23 On March 5, 2004, we were given a directive
24 by Representative Betty Bokus, the legislator of

□ 34

1 the northwest corner, to come up with a
2 compromise for where the courthouse would be for
3 Litchfield County. This compromise was after
4 many years -- Andrew says 30 years -- of
5 community citizens, many of which who are in
6 this room -- and I am looking around -- as they
7 have committed their time and energy to ensure
8 that the courthouse is built in Torrington.

9 So I guess I want to thank you. The
10 compromise that the eight legislators in the
11 room came up with an agreement and was supported
12 and I must say with the envy of many of our
13 peers in the legislature both in the House of
14 Representatives and in the senate saying
15 Torrington has got an awful lot of money in this
16 bonding package. And we did and we're proud of
17 it.

18 So let's make it work, work together, and
19 certainly cooperatively with the State of
20 Connecticut, make this happen. So thank you
21 again for coming tonight and voicing your view.

22 MR. WLODKOWSKI: We have one other public
23 official, Sam Slaiby who is with the Torrington
24 Housing Authority.

□ 35

1 MR. SLAIBY: First of all, I would also like
2 to welcome you all here. It's a happy day to
3 have you here, and it will be the happier day
4 when the courthouse opens. As our mayor said,
5 each of these sites are viable sites, and I'm
6 sure we will be happy to see it wherever it is
7 located.

8 I do have a preference, and the preference
9 is the Nidec property. The reason I believe the
10 Nidec property would be the best alternative is
11 that one of the features that has been put
12 forward as a main part of the Torrington
13 downtown redevelopment is the river walk. And
14 the Nidec site is directly across from Fuessnich

SS-1

15 Park; and if you follow the river from the Nidec
16 site westerly, you can see that it would be a
17 natural development along the river. And I
18 think the courthouse being across from Fuessnich
19 Park can add tremendously to the esthetics of
20 that area.

21 Its presence in that part of the town, in
22 that part of the city in that particular
23 location will encourage other landowners, other
24 property owners that are close by to do similar

□ 36

1 types of developments that will eventually link
2 the courthouse site along the river with the
3 sites that we have along Litchfield Street such
4 as the library, Webster Bank, the Elks Club, and
5 all those buildings along that street are some
6 of the more attractive buildings that we have.

7 The Housing Authority also is along the
8 river, and we own a fairly large section of
9 river bank which is already conducive to a river
10 walk. And we certainly would be more than happy
11 to cooperate with the City and State, anything
12 we could do to make that esthetically more
13 accessible.

14 I think the Kelley site has been targeted as
15 a integral part of the Torrington redevelopment
16 area as a potential site for retail. And
17 regardless of what happens, the Kelley site is
18 going to be developed in a very significant way,
19 but I think its proximity to downtown which is a
20 little closer than the Nidec site and the type

SS-2

21 of parking it's going to have to have that will
22 also be complementary to the parking needs of
23 downtown Torrington make the Kelley site a more
24 viable site for retail than the Nidec site would

SS-2
CONT.

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1 be.

2 As regards to Timken, the Timken property,
3 even though it is downtown, it's a little
4 further removed from the downtown area than the
5 other two sites. And I don't believe that it
6 will be as conducive to alluring foot traffic to
7 downtown Torrington as that of the Nidec site or
8 the Kelley site. Also, you are surrounded by
9 residences on three sides and an industrial area
10 that needs a substantial cleanup on the other
11 side which I think is a detriment to that site.

SS-3

12 Also, the closing of Clark Street which has
13 become, especially since the closing of Church
14 Street, a main east/west artery linking Midgeon
15 Avenue with Main Street, I think would aggravate
16 an already problematic traffic situation we have
17 there. To detour the traffic from Clark Street
18 around Munson in back, those other two streets
19 that would form that U are very, very narrow;
20 and portions of it, two cars cannot pass so you
21 would have to widen those streets as well and it
22 really would go nowhere. It would be just a U,
23 and I think it would aggravate the traffic
24 situation rather than help it.

SS-4

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1 All in all, my preference would be the
Page 30

Nidec property, and I think it would be very conducive to smart growth to look at that. I know about the other esthetic problems around the Nidec site, but I think that with time, with the courthouse there, those things would change. I think those properties would eventually just because of the power of the presence of the courthouse would change the character and uses of that area from what they presently are. Thank you very much.

SS-5

MR. WLODKOWSKI: That's all the public officials I am aware of that would like to speak tonight, so we will turn this over now to the public.

And the first speaker signed up is Ms. Sally Bergad.

THE SPEAKER: Again, no offense, but I want to talk to my town people. Sally Bergad, s-a-l-l-y, B-e-r-g-a-d. And Sam, thanks. You and I are always on the same page.

The site of the Litchfield County courthouse in Torrington is a wonderful opportunity for Torrington's revitalization. But we should not

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be satisfied with just the fact the construction of this building. We must expand upon the broader opportunity the presence of the courthouse offers to Torrington.

If I were the nominating committee, I would nominate the Nidec site. And that is because it gives Torrington that broader opportunity not to

8 be missed or dismissed. Construction there
9 could be an impetus for the future development
10 and cleanup of the Naugatuck River site and the
11 neighborhood that is adjacent to the Nidec
12 site.

SB-1

13 As far back as Dee Dotty's (ph)
14 administration, there were dreams of developing
15 a river walk; however, there was no concrete
16 purpose that would sustain a dream in those
17 days. Here is the reality of that dream. With
18 the courthouse on this river, private commercial
19 development will easily evolve with the added
20 environmental advantage of cleaning up that very
21 dirty river.

22 Unfortunately, millions of dollars have
23 already been expended on previous inappropriate
24 sites, so it's important that this final total

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1 investment in the Litchfield County courthouse
2 be more than a single-item issue. It should be
3 a catalyst for Torrington's renewal.

4 Another important attribute of this site is
5 its accessibility from Route 8. That most
6 definitely would prevent a lot of internal
7 traffic chaos. It's also easily accessible from
8 Route 202 coming from Litchfield. That traffic
9 would not have to traverse internal streets
10 either. The other two sites I think will create
11 major traffic snarls and of course that's from
12 my personal experience with traffic in downtown
13 as opposed to the studies. No offence.

SB-2

14 As far as the Kelley site, I have a
15 question: Isn't there some state statute that
16 would say felons should not be across the street
17 from an elementary school?

SB-3

18 The Timken site is so far removed from
19 downtown as far as I'm concerned that it's hard
20 to envision employees or visitors strolling down
21 to Main Street eateries and stores. That area
22 does not invite people to even contemplate a
23 Main Street.

SB-4

24 Now, none of these sites we know is without

□

41

1 a problem. But I think the Nidec site's
2 problems can be efficiently solved. And most
3 importantly, I will repeat, the Nidec site
4 offers unique potential for revitalization of
5 the downtown. Vision is everything; no one
6 connected with this decision can afford to be
7 myopic.

8 I would like to thank our former mayor, Owen
9 Quinn, for quickly picking up the ball after his
10 first inauguration. He heeded the petition
11 signed by more than 2,500 residents of the 24
12 towns of Litchfield County who wanted the
13 courthouse built in Torrington, an urban center
14 in need of revitalization. Those were some of
15 the words of the petition. And he pursued it
16 with the help of Representative Roberta Willis,
17 Representative Ann Ruwet, and of course with the
18 assistance of our senators, Roraback and
19 Herlihy. The important thing is they all worked

20 in a bipartisan way, and they got the job done.
21 Thank you.

22 THE SPEAKER: Hi. First for the panel, Tom
23 Hill, vice president of corporate and commercial
24 services, Coldwell Banker Commercial. I have

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1 responsibility for tenant rep and agency
2 agreements in this market.

3 Secondly, I work a lot of downtown. I think
4 it's fantastic that your city is so interested
5 in making sure your downtown survives. As folks
6 that are serving Connecticut, all Connecticut
7 cities for the most part urban are really
8 hurting, and they need all the help they can get
9 in economic development. So I think it's
10 incumbent on you and the state to help this city
11 in every way possible. So I'm just going to
12 give you a few -- everybody has their own
13 opinion. I think the sites -- Timken's probably
14 the simplest site, and it sucks the traffic all
15 into downtown. I think that's very important.

TH-0-1

16 Secondly, I think the Kelley site is as good
17 if you can work out something on parking. The
18 young lady said that the parking garage can be
19 only for the court, but nationally parking
20 technology today, especially when it's handed
21 out to private industry, can serve -- one garage
22 can serve many constituencies 24 hours day and
23 the security issues can easily be taken care
24 of. And with the computerization of that

TH-0-2

□
1 parking lot if you did it, the parking garage if
2 you did it up on Water Street, certainly could
3 be used nights, weekends, and holidays and even
4 during the day with the computerization. If the
5 court wasn't full, the operator would know he
6 had 100, 30, 50, 80 spaces at any time and could
7 easily serve the downtown.

8 Thirdly, while the Nidec site is near the
9 highway, I do think it sucks the people into
10 downtown Torrington. If the Nidec site were
11 going to be used, I think you have to give major
12 consideration to the loss of 127 jobs in what is
13 that change of manufacturing; what is the cost
14 to move them. Also, I think if you were going
15 to do the Nidec site, I do respect the housing
16 gentleman's talk of what would happen in the
17 future and the other group about cleaning up the
18 neighborhood; but I think these environmentally
19 impacted properties when the State isn't
20 involved are very hard to clean. I think you
21 would want to have the linkage of the river walk
22 and the other crummy buildings in the
23 neighborhood as part of the project so that the
24 Nidec is connected to the downtown.

TH-0-3

TH-0-4

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1 On that note, again, it's exciting to see
2 people in the downtown that are so interested in
3 the panel that are bringing this presentation.
4 Thank you.

5 MR. WLODKOWSKI: Our third speaker is Jack

6 Lynch.

7 THE SPEAKER: Jack Lynch, J-a-c-k,
8 L-y-n-c-h. And I want to thank the
9 representatives for speaking about this project,
10 and I also want to address the people this way:
11 About two years ago, I came up to Torrington and
12 I met with Owen Quinn. And as a real state
13 investor looking in different parts of the
14 state, we were looking for properties,
15 especially downtowns, that had large
16 potentials. We invested in other parts of the
17 state -- Bridgeport and Stratford -- and we saw
18 a huge potential here in Torrington.

19 And over the past -- we closed actually last
20 summer on the former Oak Realty buildings, seven
21 buildings downtown on Main Street and Water
22 Street. We have tried to improve the tenancy,
23 and we've begun to repair and repaint the back
24 porches on Water Street. We've leased about six

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□
1 new retail stores to what we think are upgraded
2 tenants. We have tried to see a way to have the
3 retail redevelopment project and the courthouse
4 project work in conjunction with the development
5 of the downtown. And I ask you -- and I ask you
6 guys, is there a way we can do that? Can it all
7 work together?

8 I agree with Tom and Sally regarding Nidec.
9 The only way I think Nidec could work is if the
10 river walk project was incorporated with it
11 because I don't think anybody is going to go to

JL2-1

the courthouse either working there or going there for any other reason and then walk down Franklin Street to the downtown. It's not going to happen unless there is a river walk going along with it.

JL2-1
CONT.

Because of the location of our properties and because of the tenants we have that say we need more foot traffic and we need more parking, the kelley site makes the most sense to me. Is there way they can use that parking garage for public use? I am sure that the Warner and the Nutmeg would appreciate more parking as well. Is there a way they can use that lot across the

JL2-2

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river on the library? That's a whole other topic.

So I feel the kelley site is the best site. I think Timken is probably the easiest in construction and planning to built, but I don't think that would draw people downtown. So those are the thoughts that I have. Thank you very much.

JL2-3

MR. WLODKOWSKI: Next speaker is Jeff Lalonde.

← NOTE: WRITTEN
COMMENTS
RESPONDED TO
COVER MANY
POINTS RAISED
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THE SPEAKER: Jeff Lalonde, L-a-l-o-n-d-e. I represent the Torrington Development Corporation; and to start, I would like to say what a great year of cooperation all the municipal departments, the development corporation, and the various state agencies have had in getting to this point. There has been a

lot of give, a lot of take, and a huge amount of analysis. The size of this environmental impact evaluation when printed is nearly five inches thick. That's a lot of study.

On behalf of the full board of directors of the Torrington Development Corporation, I need to express our desire to work with the State to

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facilitate the selection process of the Litchfield County courthouse. The TDC, Torrington Development Corporation, has been designated by the City as the development authority for the downtown redevelopment project. Our board of directors is an independent nonpolitical board made up of 21 local business, cultural, and government leaders.

Upon careful review of the EIE and analysis of each sites' potential impacts to the proposed master plan of development for downtown, we unanimously support a site either at Nidec or Timken. Our support did not consider the costs of construction. That's a State issue. The decision process is a State issue. The courthouse at Nidec -- we don't say knee deck (ph); we say high deck (ph) -- the courthouse at Nidec would prompt investment in a currently blighted area. It would have a significantly favorable impact to the mixed-use development plans in the downtown project.

JL-0-1

In addition, a courthouse situated near

24 Franklin Drive would help contribute to

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1 improvements on the Route 202-East Main Street
2 corridor. The location would not negatively
3 impact the retail development planned for Water
4 Street and the proposed river walk along the
5 Naugatuck river. The river walk would provide a
6 pedestrian linkage from the courthouse to the
7 downtown commercial area.

8 Our board did express a concern for the
9 relocation of 127 jobs, hoping that those jobs
10 would relocate within the city of Torrington.
11 However, the board also suggested that the site
12 of Nidec might spur redevelopment in the Center
13 Street-Franklin Street area as earlier speakers
14 have mentioned. The Timken building would offer
15 a securable campus-like setting for the
16 courthouse. In addition, a courthouse can be
17 part of the Timken's long-term mixed-use plan
18 for the site.

JL-0-2

19 The potential for significant additional
20 development on the Timken site exists. Like the
21 Nidec location, Timken would not negatively
22 impact the retail development planned for Water
23 Street. The abandoned rail track north of Pearl
24 Street can be converted to a road or perhaps to

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1 a pedestrian connection providing a linkage to
2 the downtown commercial district.

3 The TDC board of directors urges the Kelley
4 site to be ruled out due to the negative impacts

5 of the proposed downtown redevelopment project.
6 The preferred conceptual master plan identifies
7 38,375 feet of retail development at the Kelley
8 and adjacent municipal parking sites which
9 represents 21 percent of the overall development
10 proposed for Water Street.

11 The Kelley bus property represents the only
12 sizable property that can accommodate a large
13 anchor store which is necessary to draw the
14 appropriate traffic and other tenants to the
15 project. Very importantly, the Kelley site also
16 represents a loss of downtown public parking.

17 The preferred conceptual master plan
18 identifies 307 public parking spaces at the
19 Kelley transit property and adjacent municipal
20 lot. A significant reduction in the amount of
21 public parking would have a negative economic
22 development effect. Not only would it be more
23 difficult to attract national retailers to an
24 area with limited parking, it would also hinder

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□
1 the City's efforts in encouraging visitors to
2 come to downtown Torrington. In order to
3 encourage visitors to downtown, the Torrington
4 Development Corporation urges shared parking at
5 any courthouse site selected.

JL-0-3

6 Finally, to support our local economy, we're
7 requesting the State give hiring preference to
8 our local labor force during the construction
9 phase. The environmental impact evaluation
10 study for the conceptual master plan for

downtown has been held up while we coordinate with the courthouse study. Once the decision is issued in February -- we hope in February -- our environmental impact evaluation can go forward. And we will have a series of meetings like this to vet out the downtown master plan of development and see that we have a consensus as to what type of project is best for Torrington.

The Torrington Development Corp is excited about the prospect of the courthouse project coming to Torrington, and we look forward to working with you and to make it part of our larger downtown redevelopment project. Thank you.

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MR. WLODKOWSKI: Our next speaker is Bob Raleigh. And anybody who is reading from written text, if you want to enter that into the public record, just make sure at the very end you drop that off to us and we will make sure that that's attached.

THE SPEAKER: My name is Robert J. Raleigh, R-a-l-e-i-g-h. Thank you for this opportunity to comment on the environment impact evaluation report. My name is Bob Raleigh; I'm a professional engineer, owner of the local engineering firm, Raleigh Engineering, and a resident of Torrington. I am also a former employee of the Torrington Company where I worked as a plan engineer for many years.

NOTE :
RESPONDED
TO WRITTEN
COMMENTS
(VERSION
OF ORAL
COMMENTS)

I join with many Torrington Company alumni

17 and friends who believe the property now owned
18 by Timken and offered for courthouse use is a
19 premier piece of real estate lending itself well
20 to such a transition. I've also attached to the
21 document a list of about 50 names in the form of
22 a petition of people in favor of that site.

23 We want to thank you for an exhaustive study
24 of the three sites selected as courthouse

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1 finalists. And it is encouraging to know that
2 our views regarding the Timken property as
3 courthouse potential compare favorably with the
4 DPW study. For example, of the three sites
5 studied, only the Timken building is suitable
6 for renovation. As mentioned in our March 23
7 testimony, it is our hope that the blending of
8 old and new buildings will be a seamless one
9 favoring the old historic facade.

10 Secondly, implicit in the renovation
11 approach is the notion that the courthouse will
12 take less time to build, thus enabling
13 courthouse operations to transition more quickly
14 than with other sites. With this approach, the
15 taxpayer comes out a real winner with the Timken
16 site. Many people favoring the more expensive
17 sites in terms of demolition, construction, and
18 remediation may be considering that since the
19 State is financing the courthouse's
20 construction, the Torrington taxpayer is somehow
21 spared. We shouldn't forget that the Torrington
22 taxpayer is a Connecticut taxpayer as well.

23 Thirdly, prospects for displaying
24 Torrington's historically significant past

□ 53

1 become more realizable as the courthouse will
2 sit in the middle of a once-bustling industrial
3 operation. Recent reports that Timken will be
4 vacating property between Forest and Pearl
5 Streets lends support to the hope that more
6 buildings sitting on that property can be
7 developed in line with an historic theme.

8 At some point in the near future,
9 consideration needs to be given to the Standard
10 plant too, much of which borders on Route 4 in
11 the north end of town. Plans must be laid so it
12 doesn't detract from the courthouse project or
13 the work necessary to bring the north end up to
14 speed.

15 It is our opinion that with the courthouse
16 campus, developing tourism can be enhanced
17 benefiting not just the revitalized downtown
18 center but also the uptown north end. Sitting
19 astride both the center and north end, this
20 campus can provide the north end of Torrington
21 with some of the economic support it once
22 enjoyed when the Torrington Company was in full
23 operation and employing around 4,400 people in
24 Torrington at its peak and around 2,000 in the

□ 54

1 immediate area of the Timken building, the
2 former Torrington Company headquarters.

3 Replacing this economic injection to the
4 community, especially to the north end, will be
5 a challenge; but a dent can be made by making
6 the courthouse operation the centerpiece of the
7 two-block area between Pearl and Forest Streets.

8 As mentioned above, Timken's vacating of the
9 entire Excelsior office complex in mid-2006
10 opens up some interesting alternatives for these
11 buildings such as shops, small manufacturing,
12 apartments, and offices. Further consideration
13 might be given to moving the Pearl Street
14 gateway to the Route 4 intersection with Main
15 Street thus allowing traffic to go through the
16 north end and get to the downtown center,
17 shopping or stopping along the way if
18 necessary.

19 As discussed in March, placing the
20 courthouse at the Timken site will pressure city
21 hall to make the sidewalks and curbings and
22 roads between it and the center attractive to
23 neighbors and tourists alike. Blighted
24 sidewalks and roadways should find no home

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1 there. The same should hold true for the
2 passageways between Courthouse Square in the
3 north end market district. Travelers, local
4 citizens, and courthouse users should be able to
5 travel the distances between the courthouse area
6 and the two shopping districts with ease.

7 And finally, we have just a brief comment
8 regarding the negative media buzz of the past

9 several weeks. The idea has gotten out that
10 Timken should not be rewarded with the purchase
11 of their property for downsizing its operations
12 locally. A probable four-to-eight-million-
13 dollar savings should not be jeopardized by that
14 kind of thinking. We realize more is still to
15 be reported in terms of costs and benefits
16 enlarging the disparity between the Timken
17 location and the other two sites. Just on the
18 basis of the cost spread, the nod has to go to
19 the Timken site. In these tough economic times,
20 deference has to be made to the taxpayer.
21 Timken provides the least costly alternative in
22 an ideal locale. The State needs to recommend
23 it as their courthouse location choice.

24 Again, thank you for the opportunity to

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1 comment on a fine report.

2 MR. WLODKOWSKI: Our next speaker -- and I
3 think I talked to somebody in between Michael
4 Rybak and we're going to have somebody -- Mike
5 is here, but I think we have somebody that is --

6 THE SPEAKER: Mike Rybak; I'm president of
7 the Litchfield County Bar Association, and I've
8 been associated with this issue for probably 30
9 years, 20 years as its chairman, and I have with
10 me Bill Conti who is the chairman of our new
11 courthouse facilities committee and a Torrington
12 attorney. I would like him to address the
13 Torrington situation. I would just like to
14 speak a moment about the Litchfield half of the

equation.

We cannot wait until the year 2010 to make the Litchfield courthouse safe and secure. Those who work in the courthouse, those who come as jurors and litigants and witnesses, those who practice there as attorneys need a safe and secure facility now, not in the year 2010. It is only a matter of one mishap away from having that courthouse in a situation where it will have to be evacuated and closed whether it's a

MR-1

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breach of security or a wiring problem in that building that was built in 1888, if I remember correctly. Probably has the original wiring. It really is and you really have to compliment the staff for laboring under very difficult conditions there. We cannot wait until 2010. There is 5 million in that bond bill, and I urge you to get on with fixing Litchfield. Thank you.

THE SPEAKER: Attorney William Conti, C-o-n-t-i. Seems like Groundhog Day for me. This is my fourth decade serving on courthouse committees in Litchfield County. I am past president of the Litchfield County Bar. I'm really not going to add too much.

Obviously, the study that's been done here has been complete, and all three sites would serve the community well. The Litchfield County Bar has not taken a position on a particular site. Whether they will, I don't know; but

21 obviously, we will let the State know if we do
22 take a position. However, we do offer ourselves
23 to the State judicial if they would desire our
24 input. Of course, we gave a great deal of input

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1 in the original planning stages of this and what
2 was needed and what wasn't needed for Litchfield
3 County.

4 But what is important here is that once the
5 State does make a choice that the community at
6 large throughout Litchfield County and
7 especially Torrington of course -- and I've
8 resided in Torrington for 55 years -- support
9 the choice of the site. What we don't need is
10 any bickering about the site once it is chosen.
11 We need to support the site; it's an integral
12 part of the community. And as Mike has
13 indicated, it's sorely needed. The courthouse
14 facilities are inadequate, they are inefficient,
15 and they are unsafe and the community deserves
16 more. And the residents of Litchfield County
17 and especially Torrington deserve a courthouse
18 facility that would serve the community, that
19 will be safe, and will improve the community at
20 large.

21 Once again, we offer our services to you.
22 If the selection committee would like us to
23 comment, we will. But at this point, we have
24 not taken a position on a particular site. We

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1 want you to move expeditiously. We are
Page 47

2 concerned that the project will drag along and
3 we would have problems that we have had in the
4 past.

5 Thank you very much for your great job.

6 MR. WLODKOWSKI: Our next speaker is John
7 Merchaud (ph.)

8 THE SPEAKER: Hi. I've listened to all
9 these reports from the people around Torrington,
10 politicians and possibly the mayor, too. And I
11 would say that the courthouse location has a lot
12 of problems if it's done in Torrington. And I
13 would propose another site location in the
14 Torrington -- that is not Torrington itself.
15 And this location is on property that I own in
16 Torrington, and it's on top of Route 8. It can
17 be entered from Pinewood Road in Torrington.
18 And this property itself I will sell to
19 Torrington as a site of the courthouse site,
20 Litchfield County's courthouse.

21 And that's another reason why I would like
22 to sell the property and make this a site for
23 the courthouse, Litchfield County courthouse,
24 which will serve not only Litchfield County but

← RESPONDED TO
WRITTEN VERSION OF
ORAL COMMENTS
(JOHN NESHKO JR.)

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1 Torrington and it will save the taxpayers again
2 a lot of money. Also I would guess that the
3 building of the courthouse could be done by
4 Torrington itself would bring in a lot of money,
5 Torrington Builders, and the property is
6 environmentally very secure, very adaptable, and
7 meets all the needs. It has a fresh water

8 spring on it for drinking water, and as for
9 sewage disposal, it could go right down into the
10 river, Still River down below, or into the
11 Torrington system.

12 And the other assets of the property is that
13 it's virgin. Nothing has been spilled on it.

14 MR. WLODKOWSKI: Do you have any particular
15 comments on the three sites that we studied? I
16 understand this is your site and you're putting
17 forward public comment, but the hearing is
18 really about the three sites we have. I
19 certainly don't want to disrespect the fact that
20 you believe your site is important, but I need
21 to move the hearing along.

22 THE SPEAKER: I said in my opinion, the
23 sites, the courthouse site in Torrington would
24 create a lot of problems for the city of

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1 Torrington as far as environmental, traffic,
2 congestion, and the taking of property that is
3 now used by the Torrington people like the sites
4 that you are talking about.

5 This site will give a parking lot that I
6 propose on the Torrington property, and it will
7 also serve as a general county courthouse,
8 regional courthouse which is a big plus for all
9 people in the area in my opinion.

10 MR. WLODKOWSKI: Our last speaker that
11 signed up tonight is Andrew Nargi.

12 THE SPEAKER: Good evening. My name is
13 Andrew Nargi, N-a-r-g-i, and I am one of six

14 property owners on Franklin Drive. And I've
15 come to obviously voice my recommendation that
16 the Nidec property be the property chosen. One
17 of the issues raised was what type of
18 neighborhood it is. Since I've been on Franklin
19 Drive, I've found it to be an extremely quiet
20 street, and it's a nice place for people to do
21 business.

22 Second issue that I wanted to say was being
23 that the courthouse is going to be probably the
24 newest and most technologically advanced

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1 courthouse in the state, I think it will be
2 great that if it's placed at Nidec, it will be
3 able to be seen by thousands of people who come
4 to Fuessnich Park on an annual and regular
5 basis. It will also be extremely visible to
6 downtown Torrington if it's located there. It's
7 on the same elevation as the Warner, as the
8 Torrington library which are some of our most
9 important places to visit and for the community
10 outside of Torrington to come and participate in
11 activities.

12 And then the last point I wanted to make was
13 the Timken property is an attractive location as
14 well. However, the fact that it is such a huge
15 parcel, an important parcel of industry property
16 in Torrington, I feel that taking out a portion
17 of that property for the courthouse would have a
18 long-term detriment to developing that property
19 in the future at a level which would be

AN-1

20 consistent with the path of large scale
21 industrial use that property once served.

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CONT.

22 That's it, and thank you for letting me
23 speak tonight.

24 MR. WLODKOWSKI: Great. We have another

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1 speaker signed up, Tim Sullivan.

2 THE SPEAKER: My name is Tim Sullivan,
3 S-u-l-l-i-v-a-n. I'm here on behalf of
4 Connecticut carpenters, and we do not have any
5 particular site that we would favor. What we
6 would recommend to the community is that we look
7 strongly at responsible contractors, local
8 hires, state-certified apprenticeship programs,
9 and public accountability for funds. These are
10 all important issues. I would remind the
11 committee that this is an economic edge for
12 downtown Torrington, and that has to come into
13 the picking of the site and in the final
14 consensus.

TS-1

15 The folks in Torrington I know in the prior
16 administration and the bipartisan effort that
17 has followed since, this is seen as an engine
18 for economic growth, and we would like to see
19 the working people of Torrington who are in the
20 construction trades participate in that economic
21 growth as well as the downtown redevelopment.
22 If it's done responsibly, we are all for it.
23 Thank you.

24 MR. WLODKOWSKI: If anybody else would like

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1 to take the opportunity to comment, this is your
 2 moment. I've come to the end of our list. So I
 3 think if nobody has any other inclination to
 4 come and speak, I would remind you that the
 5 public commentary period here closes on December
 6 23. So if you didn't speak tonight and you
 7 still want to have some input in this process, I
 8 certainly can't urge you strongly enough to get
 9 those comments down in writing and get them in
 10 to us.

11 I think it was Representative Ruwet who
 12 said, it's your time now. It's your time to
 13 comment. It's your whatever issues you might
 14 have that you think are important that you want
 15 us to somehow consider in this most important
 16 decision, it's imperative that you do that.

17 With that, I want to thank everybody for
 18 coming out tonight. I think it's been a great
 19 turnout. Certainly been some very enlightening
 20 comments, and thank you very much. Have a great
 21 evening.

22 (Time noted: 8:30 p.m.)
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1 STATE OF CONNECTICUT)
 2) ss: WALLINGFORD
 3 COUNTY OF NEW HAVEN)
 4

5 I, Kevin Lombino, a Registered Professional

6 Reporter and Notary Public within and for the State of
7 Connecticut, do hereby certify that the within hearing
8 was held before me on the 14th day of December, 2005.

9 I further certify that the hearing was recorded
10 stenographically by me, it was reduced to typewriting
11 under my supervision, and I hereby submit that the within
12 contents of said hearing are true and accurate to the
13 best of my ability.

14 I further certify that I am not a relative of
15 nor an attorney for any of the parties connected with the
16 aforesaid hearing, nor otherwise interested in the
17 testimony of the witness.

18 Dated at Wallingford, Connecticut, the 4th day
19 of January, 2006.

20 _____
21 Kevin Lombino, License#LSR00191

22 (My commission expires October 31, 2007.)

23

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